Appendix B
Saddle Crest Homes Area Plan

ESA

Saddle Crest Homes

Area Plan

(PA110027)

Prepared For:

OC Planning
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March 30, 2012

SADDLE CREST AREA PLAN

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SADDLE CREST AREA PLAN
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Appendices:

I. PLANNING CONTEXT

A. PROJECT LOCATION

Saddle Crest Homes is located in unincorporated Orange County north of the junction of Live Oak Canyon Road with El Toro Road and east of Santiago Canyon Road (Exhibit I-1, Project Location). The Cleveland National Forest and other open space areas are adjacent to Saddle Crest Homes to the north; Santiago Canyon Estates (a residential development with 78 homes) is located east of Saddle Crest Homes; Cook's Corner and St. Michael's Abbey are located to the southeast, with the Limestone-Whiting Wilderness Park generally located to the southwest; Portola Hills (a 349-acre, 2,181-dwelling-unit residential community located within the northern portion of the City of Lake Forest) is situated generally to the south of Saddle Crest Homes beyond Santiago Canyon Road; a small residential development (located on the north side of Santiago Canyon Road) is located to the west of Saddle Crest Homes .

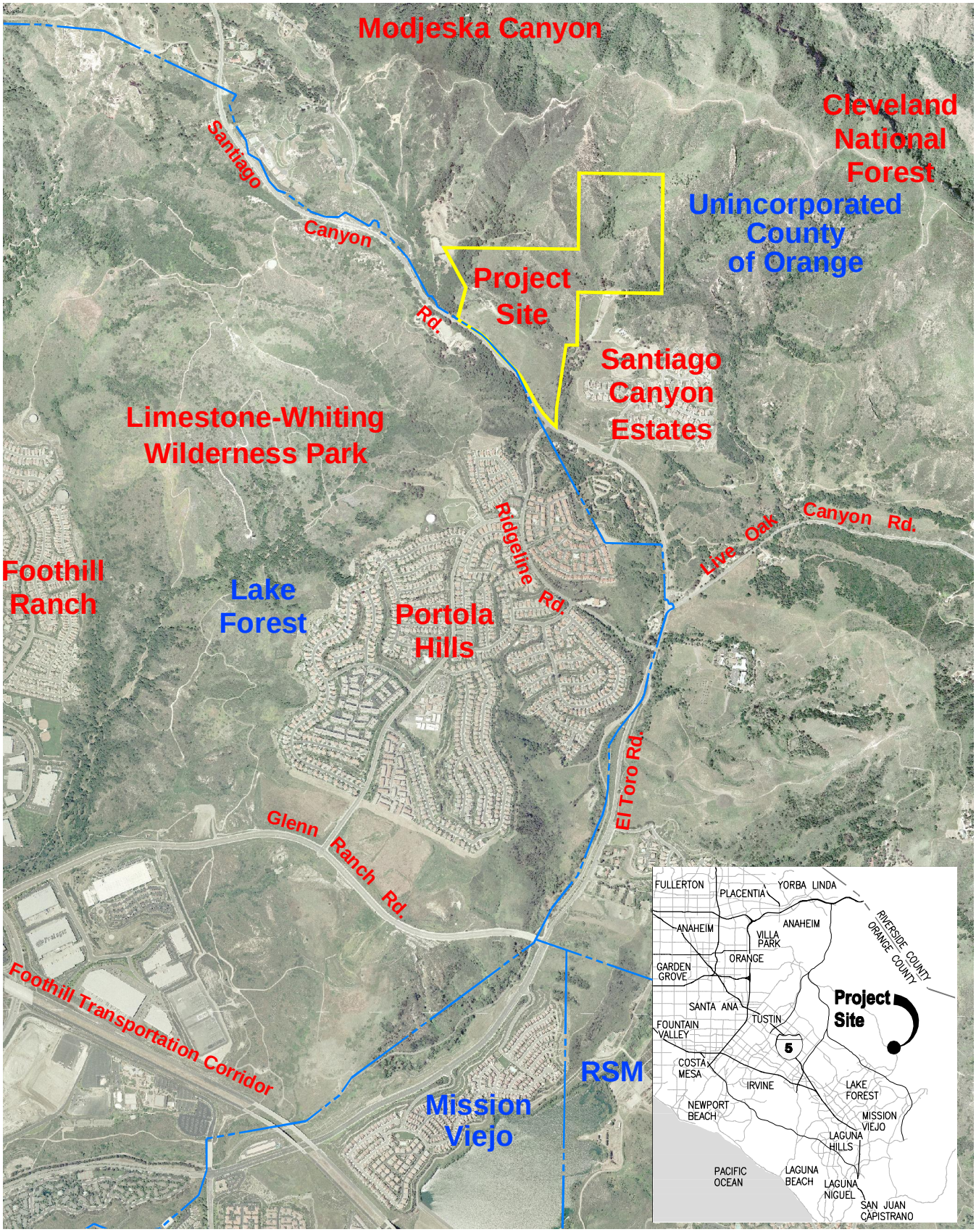
The project site lies within the Upper Aliso Residential (UAR) District in the northwestern portion of the Foothill Trabuco Specific Plan (F/TSP) area. The F/TSP area encompasses approximately 6,500 acres within the foothills of the Santa Ana Mountains.

B. BACKGROUND/HISTORY

Saddle Crest Homes was originally part of a larger project that included other (non-contiguous) areas known as Saddle Creek North and Saddle Creek South. On January 28, 2003, the Orange County Board of Supervisors approved the project as it was proposed at that time. The combined Saddle Crest and Saddle Creek project included development of 162 dwelling units (Exhibit I-2, Previous Project Site).

After unanimous approval of the Saddle Creek/Saddle Crest project by the Board of Supervisors, the project's environmental document was legally challenged. Numerous informal attempts were made to modify the project's design to resolve concerns expressed by parties to the lawsuit during the court proceeding. Unfortunately, agreement could not be reached on all of the issues that were identified, and ultimately, the Fourth District Court of Appeal of the State of California overturned the decisions of the Orange County Board of Supervisors.

The importance of Trabuco Canyon was viewed as a junction serving to provide vital animal connectivity between large natural areas between O'Neill Park and the Cleveland National Forest and also from the Southern Section Habitat Conservation Plan (HCP) to the Central/Coastal Natural Community Conservation Plan (NCCP).



0 2000

Exhibit I-1

Project Location

Prepared For:
Rutter Santiago, L.P.
Prepared By: Hunsaker & Associates

Saddle Crest Homes Area Plan
PA 110027
MARCH 2012

FILE: F:\0569\Planning\SA_SaddleCrest\Exh_Area Plan\I-1_Project Location.dwg

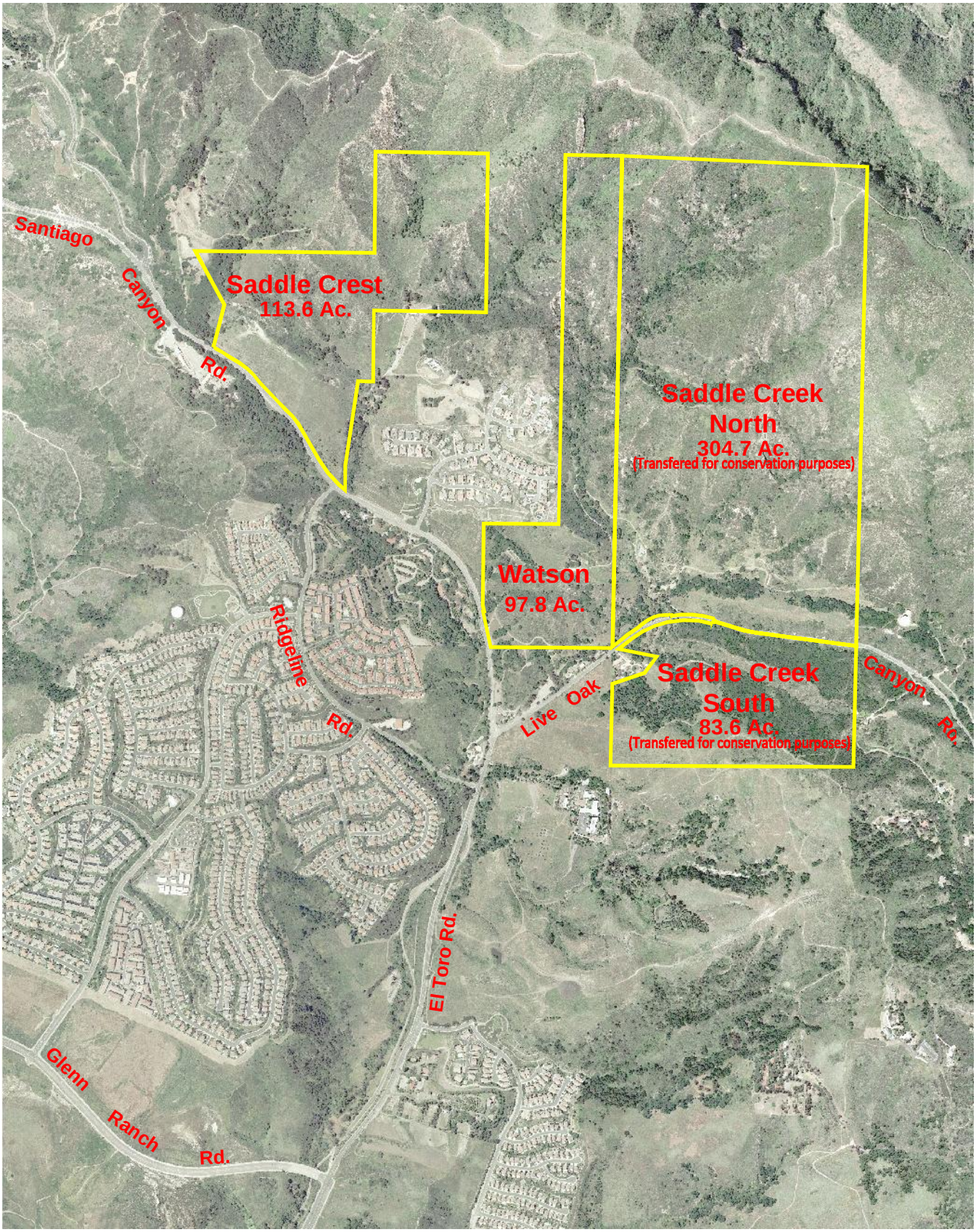


Exhibit I-2

0 1500

Previous Project Site

Prepared For:
Rutter Santiago, L.P.
Prepared By: Hunsaker & Associates

Saddle Crest Homes Area Plan
PA 110027
MARCH 2012

FILE: F:\0569\Planning\SA_SaddleCrest\Exh_Area Plan\I-2_Previous Project Site.dwg

In response to this identified importance, the Saddle Creek/Saddle Crest property owner embarked upon a process with the assistance of both governmental agencies, as well as the environmental community, to collectively work towards identifying ways and means by which the more environmentally sensitive portions of the property owner's land holdings might be preserved. This goal was achieved in two phases.

First, in December 2008, an offer by The Conservation Fund (a national non-profit entity whose purpose is land and water conservation) to purchase the environmentally sensitive 304.7-acre portion of Saddle Creek North was accepted, with funding provided by the State of California Wildlife Conservation Board and Federal Section 6 grant funds. The transfer of Saddle Creek North secured "…a large portion of a wildlife corridor associated with southern Orange County" as The Conservation Fund would "…manage the property to protect the wildlife connectivity and a low elevation linkage for gnatcatchers from Southern Orange to the Cleveland National Forest, F/TSP area and central Coastal NCCP planning areas" (staff report of Wildlife Conservation Board Meeting of August 28, 2008 at which time funding was provided to The Conservation Fund). This sub-regional planning effort resulted in the permanent removal of the ability to develop up to 78 dwelling units that are residentially-zoned under the F/TSP.

Second, in late 2009, the Orange County Transportation Authority (OCTA) began an analytical exercise to identify candidate priority conservation areas within the County for their thirteen Measure M2 freeway projects under its "Measure M2 Freeway Environmental Mitigation Program". They enlisted the assistance of the Conservation Biology Institute (CBI) to analyze open space opportunities within the County that included key consideration for priority conservation areas and key linkages between core habitat areas. They also enrolled the assistance of federal and state resources agencies, including the United States Fish and Wildlife Service and the California Department of Fish and Game, the California Wildlife Conservation Board, Caltrans and representatives from environmental stakeholder groups. During this process, the property owner made Saddle Creek South available for consideration by the OCTA.

During the public and deliberative process, environmental advocates testified to Saddle Creek South property's importance in regional habitat connectivity. Through a process of vetting conducted by CBI, the most important habitat areas to preserve included Saddle Creek South as among the highest in importance and habitat value. Accordingly, the OCTA Board of Directors authorized acquisition of the Saddle Creek South property and the second phase of preservation within this important junction was accomplished in mid-2011. Saddle Creek South was the first property acquired by OCTA through a process of habitat value ranking. This process was designed to preserve the most vital properties, given a finite funding ability in relation to the number of qualified properties for possible preservation.

The transfer of the Saddle Creek South project site resulted in the permanent removal of the ability to develop an additional 22 dwelling units that are residentially-zoned under the F/TSP and ensured the preservation of high value biological resources.

C. OBJECTIVES OF THE SADDLE CREST AREA PLAN

The following objectives guided the preparation of the plan for Saddle Crest Homes:

1. To develop a residential community that is consistent with the goals of the F/TSP.

2. To incorporate advances in environmental planning, including biology and hydrology that have occurred since the adoption of the F/TSP.

3. To provide for development at the density allowed by the F/TSP in a manner that maximizes protection of significant biological resources.

4. To mitigate impacted resources through on-site and/or off-site mitigation measures to the satisfaction of the County of Orange, and federal and state agencies with authority to issues permits and other approvals for the project.

5. To implement a mitigation program for biological impacts designed to achieve long-term success and biological viability.

6. To respond to regulatory changes and changes in regulatory review authority that have occurred since the adoption of the F/TSP.

7. To implement a residential development that is not only compatible with but also complementary to the development that characterizes the area.

8. To build a residential project that incorporates and implements a fire-safe design which protects the proposed homes and future residents from wildland fire.

II. LAND USE AND CIRCULATION PLANS

A. LAND USE PLAN INTRODUCTION/PHILOSOPHY

In 1991 (at the time the F/TSP was adopted), each parcel was assigned a land use designation and a corresponding land use density. Saddle Crest Homes lies within the "Upper Aliso Planning Area" land use designation of the F/TSP, and the land use density allowed for Saddle Crest is 65 single family dwelling units. In accordance with the land use designation and density permitted by the F/TSP, Saddle Crest Homes is planned for 65 single family dwelling units.

Land uses adjacent to Saddle Crest Homes are shown on Exhibit I-1**,** Project Location. Saddle Crest Homes is compatible with adjacent land uses which are described below:

- North – Cleveland National Forest and other open space areas are adjacent to the project site along the northern boundary.

- West – An existing residential estate is generally located along the westerly boundary. Further west is a small residential development located along the north side of Santiago Canyon Road and Limestone-Whiting Wilderness Park on the south side of Santiago Canyon Road.

- East – Santiago Canyon Estates (a residential development with 78 homes) is located generally east of the project site; farther east is the Watson parcel (a 97.8-acre parcel designated for 48 dwelling units under the F/TSP) and the Saddle Creek site. To the southeast is Cook's Corner and St. Michael's Abbey along Live Oak Canyon Road and El Toro Road, respectively.

- South – Saddle Crest Homes is bounded on the south by Santiago Canyon Road and the northern city limits of the City of Lake Forest with Limestone-Whiting Wilderness Park located beyond generally southwest of the project site. Rancho Las Lomas, a conference and special event facility, located southeast of the project site, is accessed off of the south side of Santiago Canyon Road (across from the entrance to Santiago Estates). Portola Hills (a 349-acre, 2,181-dwelling-unit residential community) is also situated generally south of Saddle Crest Homes beyond Santiago Canyon Road.

The land use plan for Saddle Crest Homes incorporates progressive and advanced environmental planning principles. These principles (discussed in more detail in Section III, Resources Assessment and Open Space Plan) include:

- Ecosystem planning which preserves a large block of open space that is contiguous to other large blocks of open space, thereby providing greater connectivity and linkages to foster wildlife movement.

- Oak tree mitigation which relies on preservation/restoration/enhancement of on-site oak groves through sustainable tree plantings (as well as native tree planting), rather than one which relies on the transplantation of trees.

- Wildland planning which utilizes the most sophisticated fire behavior modeling available to provide for the safety of residents and to minimize the impact to adjacent wildlands, while limiting fire break/fuel break impacts, through creation of a single defendable location for Saddle Crest Homes.

- Water Quality and hydromodification considerations that emphasize Saddle Crest's infiltration capacity along with low impact development techniques and preservation of natural processes within drainages for water quality treatment.

The above principles are being utilized by the Resources Agencies in their project review as yielding a land use pattern that preserves environmental resources and reduces environmental impacts. In response to understanding the superior environmental planning that results from implementing these principles, local and regional governments are responding.

For example, in its update to the County of San Diego General Plan, the Board of Supervisors adopted (September 2011) an ordinance to allow a reconfiguration of land use patterns from those required by the County Code in order to preserve environmental resources, stating in the recitals, that the ordinance "…provides that where lands proposed to be developed are constrained by environmental resources, reduced minimum lot sizes will be permitted to avoid the resources and locate the development in less sensitive areas…"

To this end, the San Diego County Subdivision Ordinance was amended to:

- Locate development footprints in areas of land being subdivided so as to minimize impacts to environmental resources.

- Configure the development footprint to maximize defensibility from wildland fires and to accommodate all necessary fuel modification on site.

- Preserve open space areas within a project site that provide the maximum amount of connectivity with off-site open space.

The above principles, among others discussed herein, yielded a land use plan that is environmentally superior to one that focuses on a small pad/large lot ranchette development pattern whereby homes would be spread throughout the project site. In clustering the development of Saddle Crest, the ability to preserve significant amounts of unfragmented open space can be accomplished.

B. LAND USE PLAN

The Saddle Crest Homes project includes the development of 65 single-family homes on lots with an average size of over 17,000 square feet as shown on Exhibit II-1, VTTM 17388 (a full-size version of VTTM 17388 is provided in the appendix). A Land Use Summary for VTTM 17388 is provided in the table on the following page.

Saddle Crest Homes focuses development on the portion of the project site contiguous to Santiago Canyon Road and concentrates open space on the remainder of the project site to create a buffer between residential uses and the Cleveland National Forest. Saddle Crest Homes is configured to concentrate the allowable density under the F/TSP to provide for full preservation of significant acreage within the project immediately adjacent to the Cleveland National Forest.

Over seventy percent (70%) of the project site, approximately 79.8 acres, consists of open space (including remedial grading, revegetated slopes and graded areas, water quality treatment basins and fuel modification). Saddle Crest Homes includes a dedication area of approximately 51.0 acres to the County of Orange for open space purposes (for further details, refer to Section III, Resources Assessment and Open Space Plan).

A Preliminary Building Envelope Map (Exhibit II-2) was prepared to demonstrate compliance with the required building setbacks contained in the Upper Aliso Residential (UAR) site development standards of the F/TSP (a full-size version of the Preliminary Building Envelope Map is provided in the appendix). The Preliminary Building Envelope Map defines and quantifies the approximate building envelope possible for each residential lot based on the minimum building setbacks of the UAR site development standards. The preliminary building envelopes also factor in potential structural setbacks from manufactured slopes as required by the County of Orange Grading Manual and the California Building Code (CBC). Lastly, the Preliminary Building Envelope Map identifies if a portion of the residential lot is within a fuel modification "A" Zone which would require non-combustible construction for any structure built within that designated area of the lot in accordance with the approved Fuel Modification Plan for Saddle Crest Homes (refer to Exhibit V-1). Final building locations for the residential lots may vary slightly from the preliminary building envelopes based on the project's final design (lotting, grading, retaining wall locations and fuel modification). However, final building

locations will be consistent with UAR site development standards and subject to an approved site development permit.

Land Use Summary - VTTM 17388

Lot No.	Description	Acreage
1 – 65	Single Family Residential	26.0
66	Trabuco Canyon Water District (TCWD) Above-Ground Pump Station and Associated Facilities	0.3
67 and A – E	Entry Passage Feature and Private Streets	6.0
68	TCWD Reservoir Site[1] (including reservoir access road and associated slopes)	1.4
M	Water Quality Basin[2]	2.3
F – L, O – Q, and T – V	Open Space[3] (55.7 ac) and Landscape Lots[4] (20.3 ac)	76.0
R	Fuel Modification Access (for maintenance and fire protection) and Landscape Slope[2]	1.1
S	Utility Easement[2] (water, sewer and storm drainage facilities access for maintenance)	0.2
	Santiago Canyon Road Right-of-Way Dedication	0.4
TOTAL:		113.7

[1] 0.6 acres of Lot 68's total area is calculated as open space in fuel modification/revegetated slope area.

[2] Indicates that all of the lot area is calculated as open space.

[3] 0.3 acres of Lot O's total lot area is not calculated as open space due to existing easements and an encroachment of existing development from the adjacent property.

[4] 0.1 acres of Lot V's total lot area is not calculated as open space due to the existing access easement for Country Home Road encroaching into the project site.

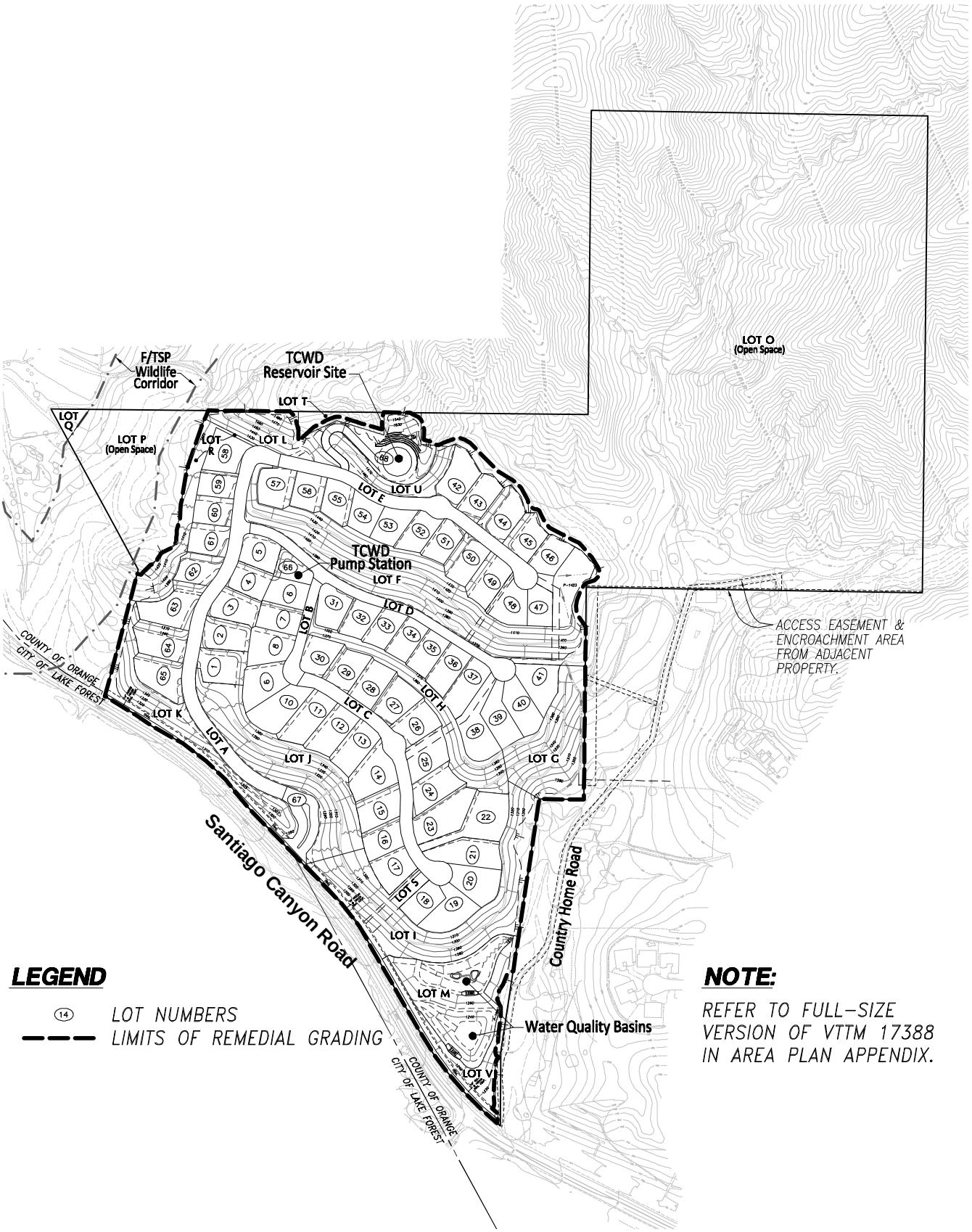


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Exhibit II-1

VTTM 17388

Prepared For:

Rutter Santiago, L.P.

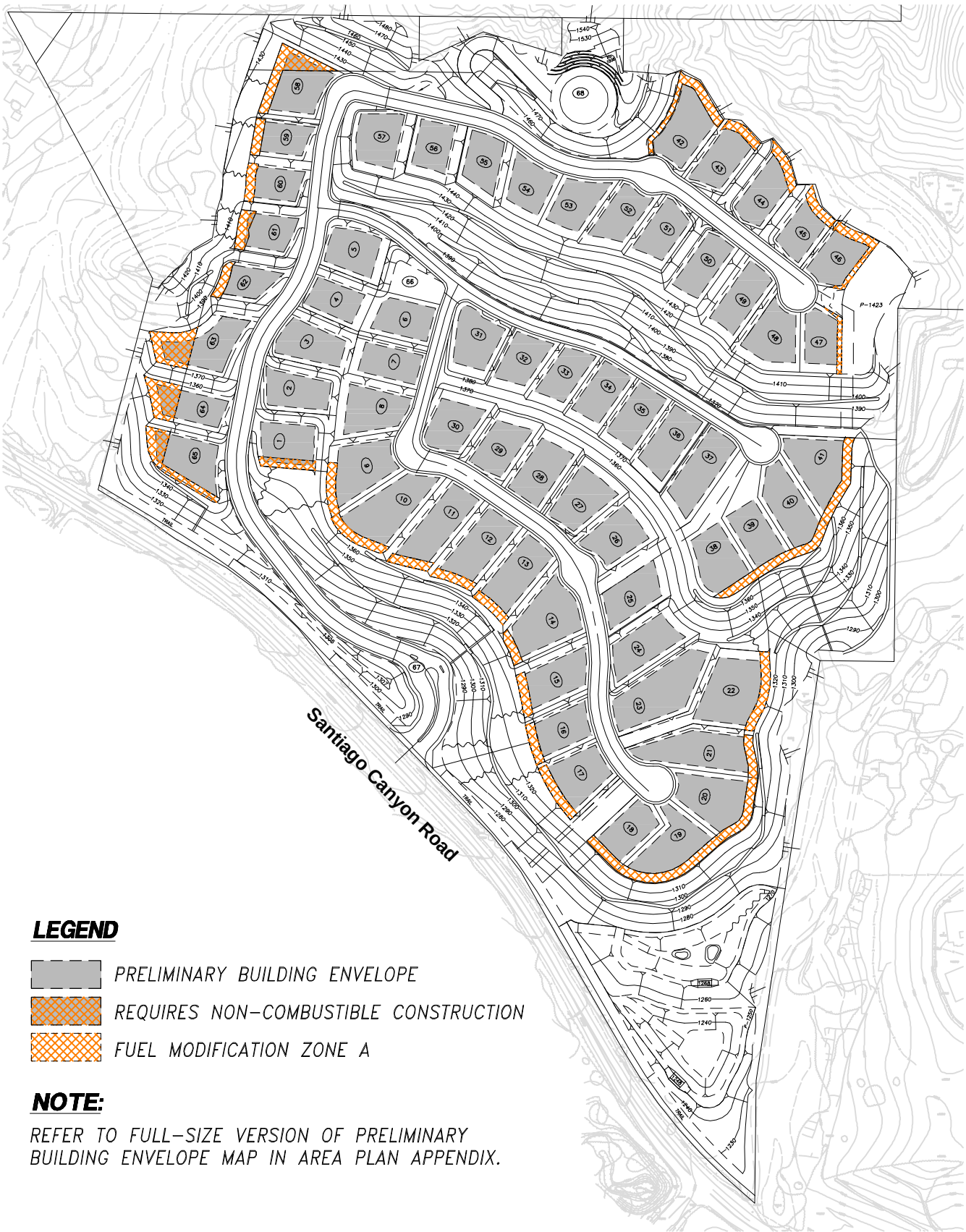
Prepared By: Hunsaker & Associates

Saddle Crest Homes Area Plan

PA 110027

MARCH 2012

FILE: F:\0569\Planning\SA_SaddleCrest\Exh_Area Plan\II-1_VTTM 17388.dwg



LEGEND

- PRELIMINARY BUILDING ENVELOPE
- REQUIRES NON-COMBUSTIBLE CONSTRUCTION
- FUEL MODIFICATION ZONE A

NOTE:

REFER TO FULL-SIZE VERSION OF PRELIMINARY BUILDING ENVELOPE MAP IN AREA PLAN APPENDIX.

0 300

Exhibit II-2

Preliminary Building Envelope Map

Prepared For:
Rutter Santiago, L.P.
Prepared By: Hunsaker & Associates

Saddle Crest Homes Area Plan
PA 110027
MARCH 2012

FILE: F:\0569\Planning\SA_SaddleCrest\Exh_Area Plan\II-2_Building Envelope.dwg

A summary table with the approximate area of the preliminary building envelope for each residential lot is provided on the full-size version of the Preliminary Building Envelope Map contained in the appendix. It should be noted, however, that the final home locations within any individual lot will not cover the entire preliminary building envelope area due to the articulation of the structures and compliance with UAR site development standards, such as 40% building coverage. The preliminary building envelopes are only intended to represent the approximate building envelope possible for each lot within which a home could be constructed in consideration of the UAR site development standards, fuel modification requirements and building/grading code requirements.

The design of VTTM 17388, and the building envelope available for each residential lot (as well as the landscape plan which is discussed in Section V of the Saddle Crest Area Plan), provides for a varied streetscene, as shown on Exhibit II-3 (Rural Street Character) and is reflective of rural design elements, including:

- Rolled curbs and no sidewalks
- Variable setbacks to the main house structure
- Parking on one side for single-loaded streets, both sides for double loaded streets
- Wide lot frontages of variable widths
- Variation in vertical and horizontal alignment of streets
- Variable/undulating garage setbacks and orientations, including front-on and side-on garages and motorcourts

CIRCULATION PLAN

The Circulation Plan for Saddle Crest Homes (Exhibit II-4) reflects a roadway system that provides safe access, while reflecting the site's rural character. Individual components of the Circulation Plan, including Saddle Crest Homes' access at Santiago Canyon Road, the internal circulation system of Saddle Crest Homes and the trail and bikeway improvements to be implemented, are discussed below.

Santiago Canyon Road is designated as a four-lane primary arterial highway on the County's Master Plan of Arterial Highways (MPAH). Currently, however, Santiago Canyon Road is constructed as a high speed, two-lane roadway with limited access (i.e., limited access from roadways other than those that relate directly to a residence or residence[s]) and no traffic signals throughout its length within the County. The opposing flows are separated by a double striped centerline which precludes passing through almost its entire length.

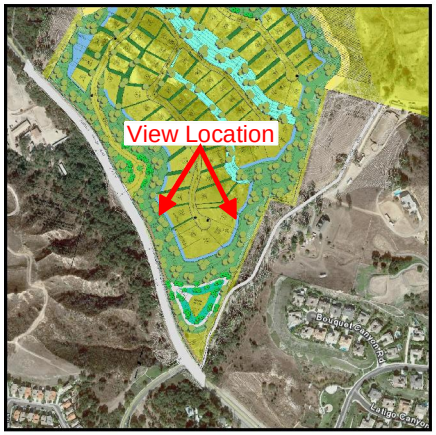


Exhibit II-3

Rural Street Character

Source: Focus 360, 2012.

Prepared For:
Rutter Santiago, L.P.
Prepared By: Hunsaker & Associates

Saddle Crest Homes Area Plan
PA 110027
JANUARY 2012

FILE: F:\0569\Planning\SA_SaddleCrest\Exh_Area Plan\II-3_Rural Street Character.dwg

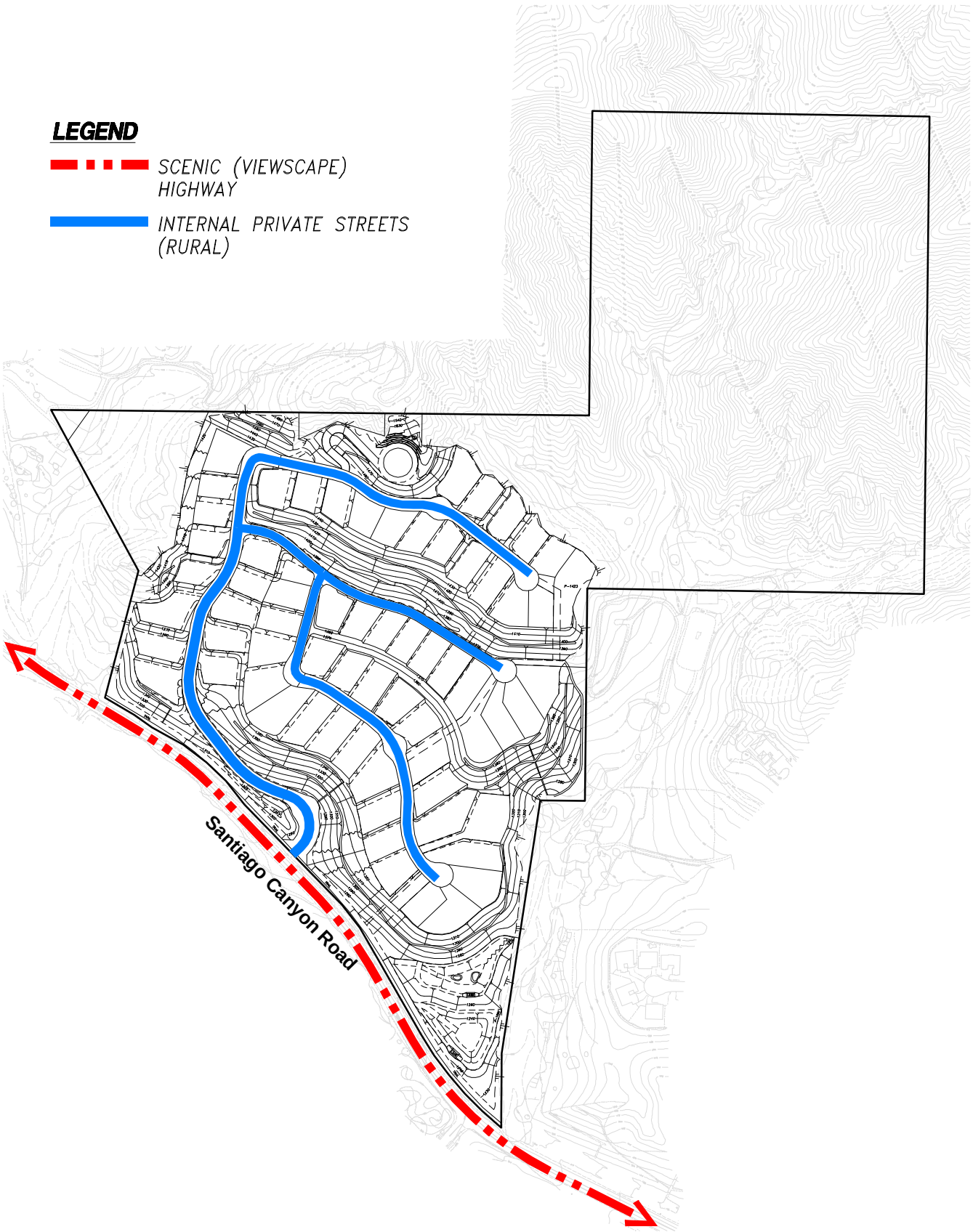


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Exhibit II-4

Circulation Plan

Prepared For:
Rutter Santiago, L.P.
Prepared By: Hunsaker & Associates

Saddle Crest Homes Area Plan
PA 110027
MARCH 2012

FILE: F:\0569\Planning\SA_SaddleCrest\Exh_Area Plan\II-4_Circulation Plan.dwg

The Saddle Crest Homes project includes an amendment to the Transportation Element of the General Plan (Growth Management Plan, Transportation Implementation Manual, Santiago Canyon Road), since Santiago Canyon Road does not reflect the basic characteristics of a two-lane rural roadway for which the current passing ability methodology in the TIM is intended. Implementation of a capacity based methodology to evaluate traffic level of service on Santiago Canyon Road is discussed fully in the traffic impact analysis for Saddle Crest Homes.

As part of Saddle Crest Homes, improvements will be made to Santiago Canyon Road to allow for safe ingress and egress to and from Saddle Crest Homes in consideration of Santiago Canyon Road's design speed. The improvements, shown on Exhibit II-5, will be provided within the ultimate right-of-way for Santiago Canyon Road and include the installation of an exclusive northbound right turn pocket and one exclusive southbound left turn pocket on Santiago Canyon Road, and the installation of one westbound right turn lane and one westbound left turn lane for traffic exiting Saddle Crest Homes.

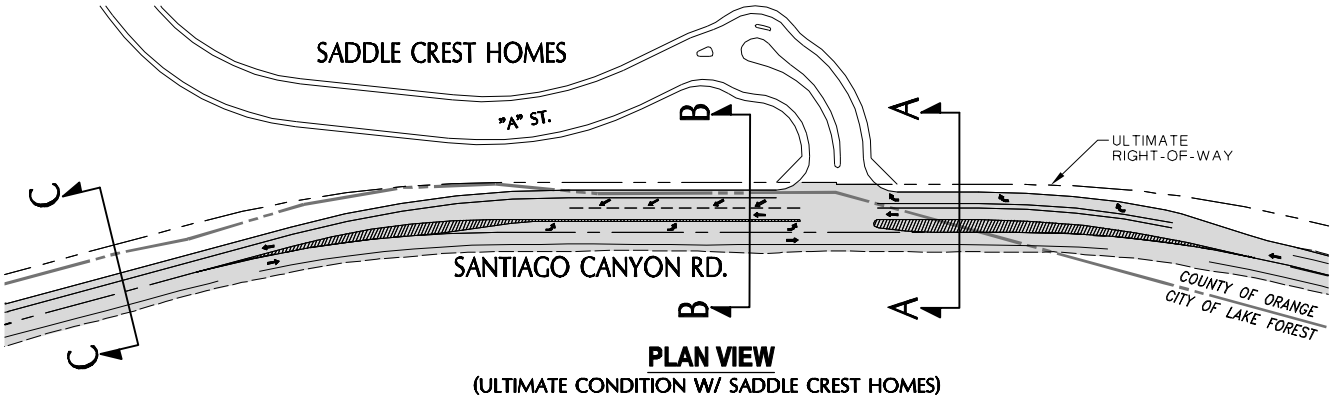
The Transportation Element of the County's General Plan identifies Santiago Canyon Road as a scenic highway and classifies it as a "viewscape corridor." The General Plan's objectives for a designated viewscape corridor are to:

- "Develop the roadway portion of the scenic corridors in a manner that recognizes the natural scenic resources of the corridor and is sensitive to them to the maximum extent feasible.
- Require sufficient setback from the scenic corridor, where feasible, for the purpose of preserving the corridor's scenic qualities."

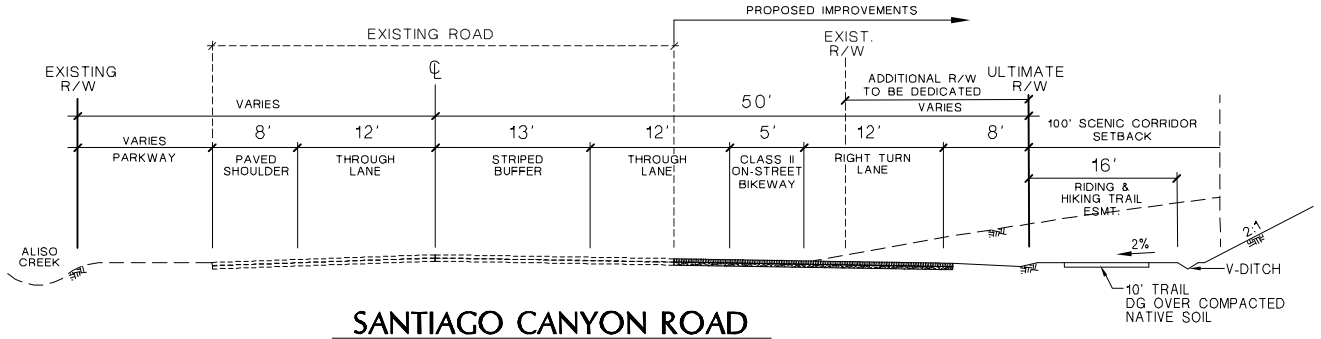
The plan for Santiago Canyon Road includes landscaping (refer to Exhibit V-5) and setbacks for Saddle Crest Homes from the Santiago Canyon Road right-of-way which have been developed to be sensitive to the scenic resources of the Santiago Canyon Road viewscape corridor. Saddle Crest Homes has been designed to respond to these General Plan objectives by preserving and improving the scenic amenities of the Santiago Canyon Road viewscape corridor.

Additionally, the improvements to Santiago Canyon Road have been designed to maximize its scenic qualities. In order to ensure that the scenic amenities of the Santiago Canyon Road corridor are preserved, the viewscape section along the Saddle Crest Homes frontage will include a scenic corridor setback of one hundred feet (100') from the ultimate right-of-way. The improvements for Santiago Canyon Road will also maintain the rural character of the scenic highway by not using curb and gutter along the edge of pavement and providing a significant landscaped parkway with a riding and hiking trail along the roadway consistent with the General Plan's typical Viewscape Roadway section**.**

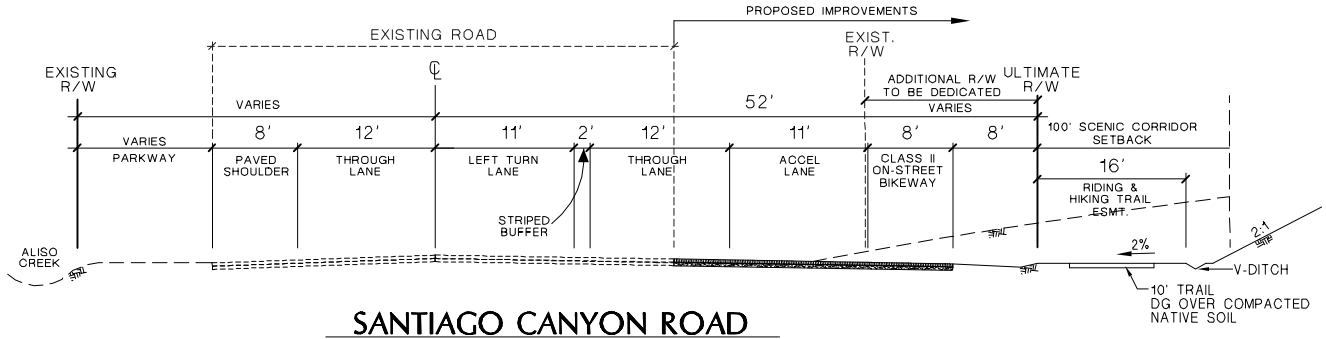
Vehicular access to the Saddle Crest Homes community will be from Santiago Canyon Road. As part of the project, a full project access point at Santiago Canyon Road, with stop signs and related improvements will be constructed to provide a curb-to-curb distance of fifty feet at "A" Street, see Exhibit II-1). In accordance with the Orange County Fire Authority's Fire Master Plan Guidelines for Residential Development (Section 2A[2]b), a second access point to Saddle Crest Homes is not required (since the project includes fewer than 150 homes).



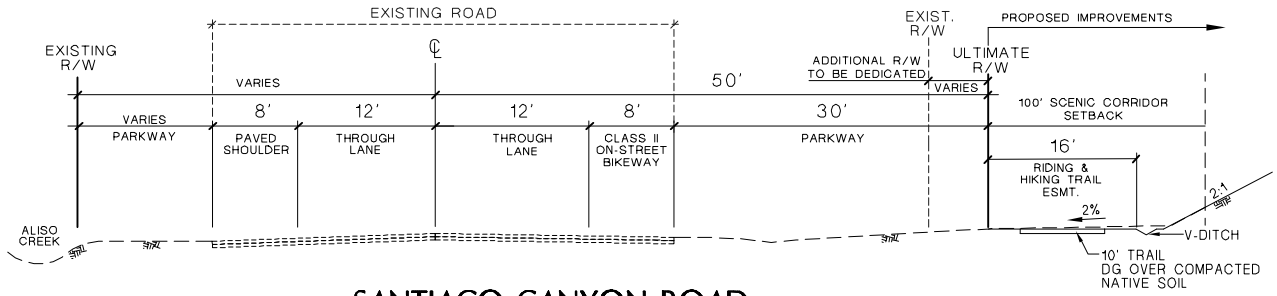
PLAN VIEW
(ULTIMATE CONDITION W/ SADDLE CREST HOMES)
SCALE: 1"=200'



SANTIAGO CANYON ROAD
SECTION A-A



SANTIAGO CANYON ROAD
SECTION B-B



SANTIAGO CANYON ROAD
SECTION C-C
TYPICAL EXISTING SECTION

Exhibit II-5
Santiago Canyon Road Sections

N.T.S.

Prepared For:
Rutter Santiago, L.P.
Prepared By: Hunsaker & Associates

Saddle Crest Homes Area Plan
PA 110027
MARCH 2012

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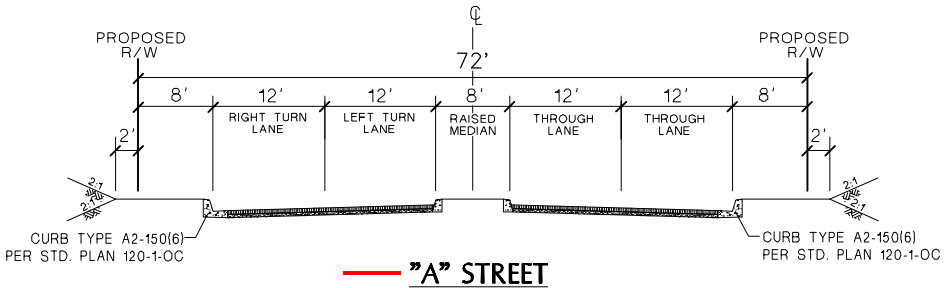
An entry passage feature to the Saddle Crest Homes community will be located at a distance from the entry road's intersection with Santiago Canyon Road (to exceed the 100-foot distance required by the specifications of Orange County Standard Plan No. 1107). Two twelve-foot entry lanes and two twelve-foot exit lanes will be provided for sufficient stacking.

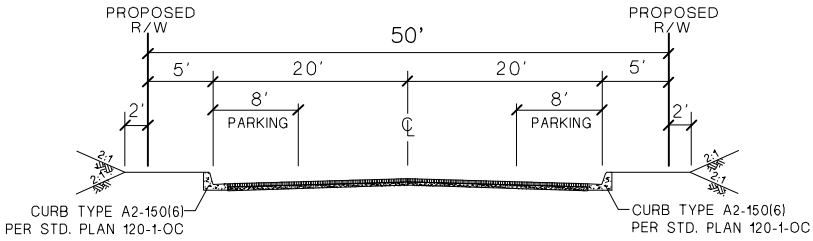
The interior road system for Saddle Crest Homes is shown on Exhibit II-6. Interior streets will be designed to incorporate rural street standards with no sidewalks and rolled curbs (except at the main entry, where standard curbs will be used to control drainage).

Saddle Crest Homes will maintain the existing bi-directional Class II Bikeway (on-road striped lanes with parking prohibited) within Santiago Canyon Road (Exhibit II-7, Bikeway and Trail Improvements). This bikeway is a segment of the Santiago Canyon Road Regional Bikeway as designated on the County Bikeway Plan. The Santiago Canyon Road Regional Bikeway commences at Cook's Corner and proceeds north along Santiago Canyon Road, eventually reaching the City of Orange.

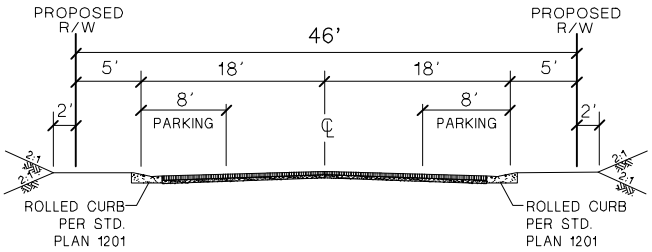
The Santiago Creek Riding and Hiking Trail is designated on the County's Master Plan of Regional Riding and Hiking Trails. This trail traverses adjacent to the Santiago Canyon Road Regional Bikeway on the east side of Santiago Canyon Road, within the Saddle Crest Homes' frontage (Exhibit II-7). The trail segment within the project site will be provided as part of Saddle Crest Homes.



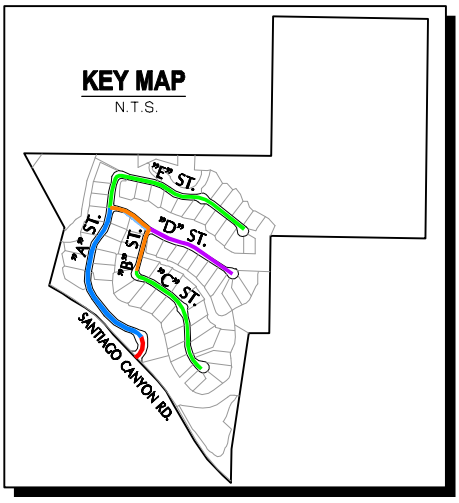
"A" STREET
(ENTRY AT SANTIAGO CANYON ROAD)
(PRIVATE)
N.T.S.

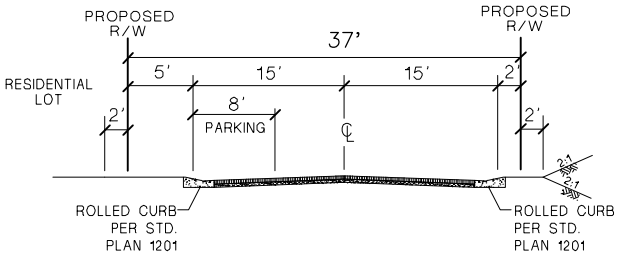


"A" STREET
(FROM "D" STREET TO ENTRY GATE)
(PRIVATE)
N.T.S.

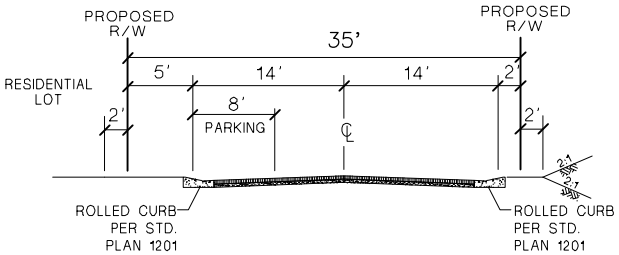


"C" AND "E" STREET & PORTION OF "A" STREET
(PRIVATE)
N.T.S.





"B" STREET & PORTION OF "D" STREET
(PRIVATE)
N.T.S.



PORTION OF "D" STREET
(PRIVATE)
N.T.S.

Exhibit II-6

Interior Street Sections

N.T.S.

Prepared For:
Rutter Santiago, L.P.
Prepared By: Hunsaker & Associates

Saddle Crest Homes Area Plan
PA 110027
MARCH 2012

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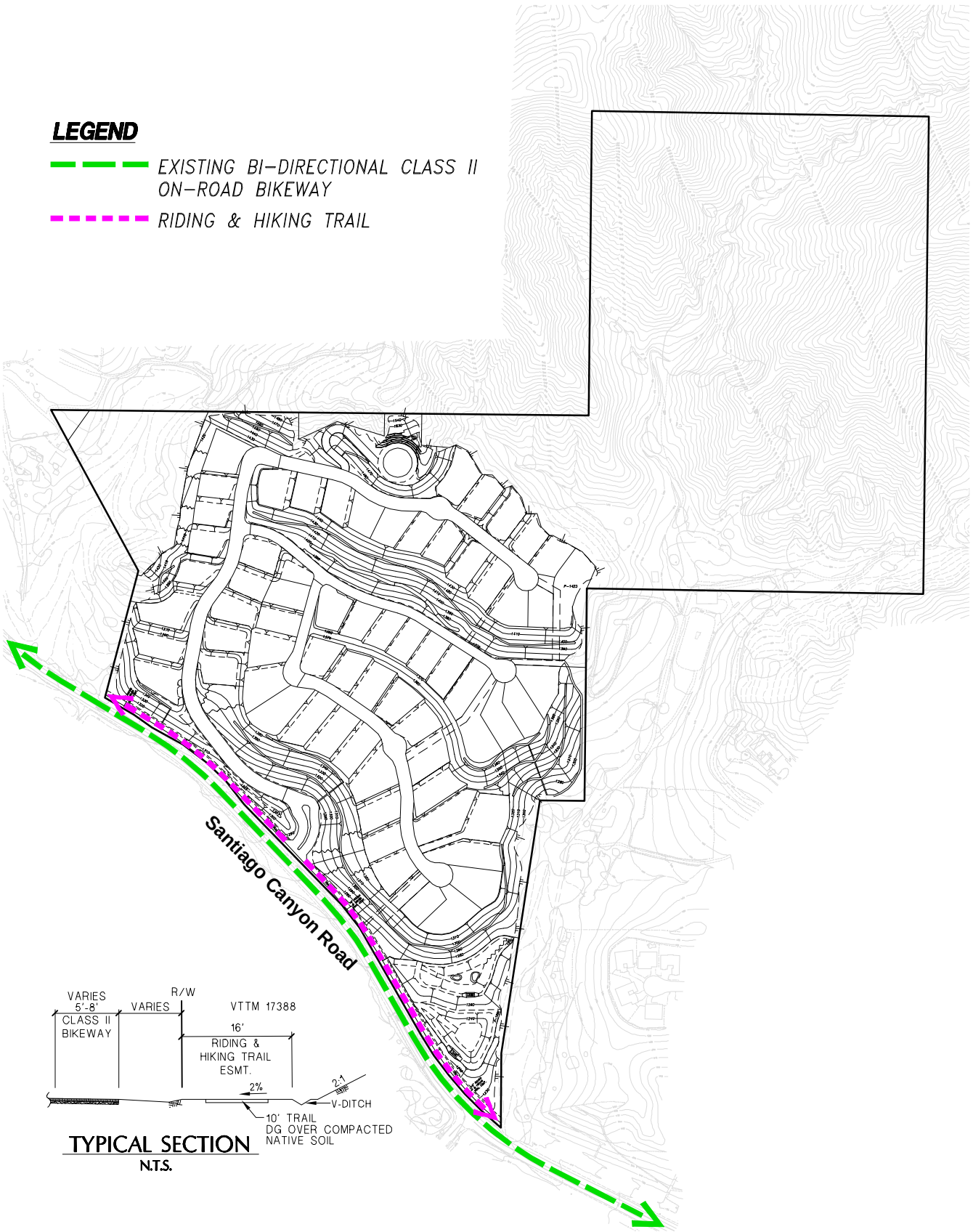

Exhibit II-7

Bikeway & Trail Exhibit

Saddle Crest Homes Area Plan

PA 110027

MARCH 2012

Prepared For:

Rutter Santiago, L.P.

Prepared By: Hunsaker & Associates

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III. RESOURCES ASSESSMENT AND OPEN SPACE PLAN

A. INTRODUCTION

Saddle Crest Homes was previously part of a larger project which included a total of 162 homes, and contained areas known as "Saddle Creek North" (which included the 97.8-acre Watson parcel) and Saddle Creek South" (refer to Exhibit I-2) in addition to Saddle Crest. Unlike Saddle Creek North and Saddle Creek south, Saddle Crest is on the urban fringe of the most environmentally sensitive portion of the canyon areas and is adjacent to the established residential community of Santiago Canyon Estates (78 single-family homes) and proximate to the established residential community of Portola Hills (a 2,181-dwelling unit master planned community), both of which are conventional subdivisions.

The approach to resources preservation and open space planning for Saddle Crest Homes focuses on the preservation of biological diversity that is consistent with current biological resource planning and conservation practices, as well as the biological goals and objectives of the F/TSP to preserve and minimize impacts on significant regional resources (i.e., wildlife corridors, oak woodlands and streambeds - all of which are discussed in detail below). Based on this approach to resources preservation and open space planning, the property owner made a conscious decision to allow for the preservation of both the Saddle Creek North and the Saddle Creek South sites for conservation purposes. This decision (based on input from federal, state and local governments, as well as the environmental community) ensured the preservation of large blocks of open space that provide a critical subregional linkage between the O'Neill Regional Park and the Cleveland National Forest, thereby offering a more extensively connected open space area to preserve habitat and promote wildlife movement.

The biological significance of the transfer of Saddle Creek North was discussed in the recitals to the Contract for Sale to The Conservation Fund:

> The staff of the California Department of Fish and Game, the United States Fish and Wildlife Service, and the County of Orange have acknowledged that the purchase and sale of Saddle Creek North will have significant environmental benefits because it will preserve open space, provide low elevation habitat connectivity for California gnatcatchers between the southern subregion NCCP/HCP and the central coastal subregion NCCP/HCP, and preserve extensive oak woodlands, riparian habitat and coastal sage scrub. Additionally, the sale and purchase allows Saddle Creek North to become a key segment of the Southern Subregion NCCP/HCP. Similarly, private advocacy groups such as Endangered Habitats League and Sea & Sage Audubon, and the Irvine Ranch Conservancy have also acknowledged the significant environmental benefits of the purchase and sale of Saddle Creek North.

This sub-regional planning effort by the property owner for this area of the F/TSP resulted in:

- The permanent removal of the ability to develop up to 78 dwelling units that are residentially-zoned under the F/TSP (within the Saddle Creek North area)
- The permanent removal of the ability to develop up to 22 dwelling units that are residentially-zoned under the F/TSP (within the Saddle Creek South area)
- The promotion of better fire protection in this area of the F/TSP
- The provision of a more biologically diverse and species-sensitive environment with high biological value
- The assurance of a large block of intact habitat in the Trabuco Canyon area
- The preservation of a vital low elevation landscape linkage between the Central-Coastal NCCP, the F/TSP area and the Southern Subregional Orange County NCCP
- The preservation of a large mammal linkage between O'Neill Regional Park and the Cleveland National Forest

The land use pattern changes that resulted from the elimination of development potential on Saddle Creek North and Saddle Creek South occurred in the context of an overall evolution in land use patterns within the F/TSP. A movement that has progressed within the overall F/TSP area is the acquisition and preservation of parcels that has not only reduced achievable density but has also assembled large areas of contiguous habitat. In addition to the preservation of Saddle Creek North and Saddle Creek South, there have been several other parcels of land that have been acquired for preservation within the F/TSP area, or will be constructed with fewer homes than allowed by the F/TSP, including:

Eliminated F/TSP Maximum Allocated Density

PROPERTY	OPEN SPACE ACREAGE	NO. OF UNITS
EDGAR (4 – S RANCH, NORTH)	304.7	78 DU
EDGAR (4 – S RANCH, SOUTH)	83.6	22 DU
LIVE OAK LIMITED	23.4	21 DU
BRIDLEWOOD	163.2	439 DU
BACH	149.5	37 DU
FERBER	384.0	136 DU
LUCARELLI	116.0	32 DU
PORTER	24.0	12 DU
TOTAL	1,248.4	777 DU

Note: The property inventory included above is deemed to be accurate based upon an analysis of available public records, but is unofficial.

B. BIOLOGICAL RESOURCES

A biological resources assessment was prepared for Saddle Crest Homes (refer to Section 3.3 of the Saddle Crest Homes Environmental Impact Report, including the technical reports provided in Appendix D, for detailed information). In accordance with the requirements of the F/TSP, it was prepared by a qualified field biologist and provides an inventory of resources (plant communities, habitat and high interest species), including an assessment of the regional and/or local importance of those resources. Biological resources maps, prepared in accordance with the scale(s) required by the F/TSP, are included as appendices to the Saddle Crest Homes Area Plan.

The design of Saddle Crest Homes was established, in part, to preserve biological resources. The homes within Saddle Crest are clustered adjacent to existing roads and development in order to minimize the overall geographic extent of grading and fuel modification area impacts as well as reducing fragmentation for surrounding open space areas. As designed, the project provides a large open space buffer between the homes and the Cleveland National Forest. Saddle Crest Homes was designed as an environmentally superior project (as discussed in detail in the following sections).

To retain biological resources in the vicinity of Saddle Crest Homes, areas of the Saddle Creek North property have been identified for mitigation of impacts to Saddle Crest Homes' sensitive plant species. To the extent possible, other habitat impacts associated with Saddle Crest Homes will be mitigated either on-site or off-site on Saddle Creek North. The Resources Agencies support mitigating the biological resources impacts of Saddle Crest in geographic proximity of those impacts by utilizing the Saddle Creek North site to implement a biological resources mitigation program.

C. OAK WOODLANDS

An evaluation of oak tree resources on the Saddle Crest Homes project site, entitled "Saddle Crest Oak Tree Management and Preservation Plan" (2011 and 2012) was prepared in accordance with the F/TSP requirements (refer to Section 3.3 of the Saddle Crest Homes Environmental Impact Report, including the technical report provided in Appendix D, for detailed information). Other than oak trees, no onsite sycamores (which are primarily located in site drainages) or other tree species (that are at or above the 4-inch diameter minimum as defined by the F/TSP), except for one 4-inch eucalyptus tree, are within or directly adjacent to the Saddle Crest Homes grading envelope.

Oak trees and groves within Saddle Crest Homes are characterized as scattered individual trees that have been damaged by recent wildfire; concentrated oak groves that also have been denuded by repeated wildfires over the last decade; and, established, mature oak woodlands which are largely in good condition, but with very little recruitment of younger trees and an aging population. There are roughly 599 oak trees within the Saddle Crest Homes project site and 20 trees within the Santiago Canyon Road right-of-way.

Saddle Crest Homes has been planned around the existing native trees to the extent feasible, and nearly 8 out of 10 trees are preserved in place. Based on state-of-the-art understanding of oak tree ecology, an oak tree mitigation program for Saddle Crest Homes was developed. The proposed mitigation program focuses on preservation and restoration and enhancement of preserved oak groves through sustainable tree plantings, as well as native tree planting throughout Saddle Crest Homes.

One hundred fifty-one (151) of the native oak trees (approximately 25%) that are located within or directly adjacent to the Saddle Crest Homes clustered home sites area will be impacted either through grading or within irrigated fuel modification zones. Tree relocation is not recommended for any of these trees due not only to the poor health of many of these trees, but also because the success rate for transplanting field grown oak trees that have been subject to damage is relatively low. Transplanting large or unhealthy oak trees places a great deal of stress on the trees due to difficulties that mature oaks have adapting to a new site after losing much of their root mass. These additional stresses make oak trees more vulnerable to pests and diseases. Although they may live for a period of time, large, transplanted oaks usually never reach equilibrium health needed for long-term survival. The trees will exist in a declining spiral until they are lost.

The remaining 468 native oak trees located in Saddle Crest will be preserved in place within four oak groves/woodlands preserves (Exhibit III-1, Oak Tree Preservation Areas). These four preservation areas encompass approximately 7.13 acres and contain 76% of the native oaks within Saddle Crest Homes, most of which exhibit good health and structural conditions.

In addition to preserving over three in four of the oak trees within Saddle Crest Homes, the mitigation program includes planting 281 trees ranging in size from one-gallon to 66-inch box trees and an additional 2,000 acorns/seedlings utilized in reforestation planting. Conservative estimates of acorn establishment success result in a 30% to 75% success ratio. Using the most conservative estimate of a 30% success ratio, the actual number of trees resulting from the mitigation program are 881 trees or roughly seven replacement trees for every impacted tree.

The Saddle Crest Homes' oak tree preservation/mitigation program will result in a sustainable, habitat-based oak woodlands that provides for the next generation of oaks, which is achieved in

a manner that is biologically superior to the oak tree mitigation protocol contained within the F/TSP.

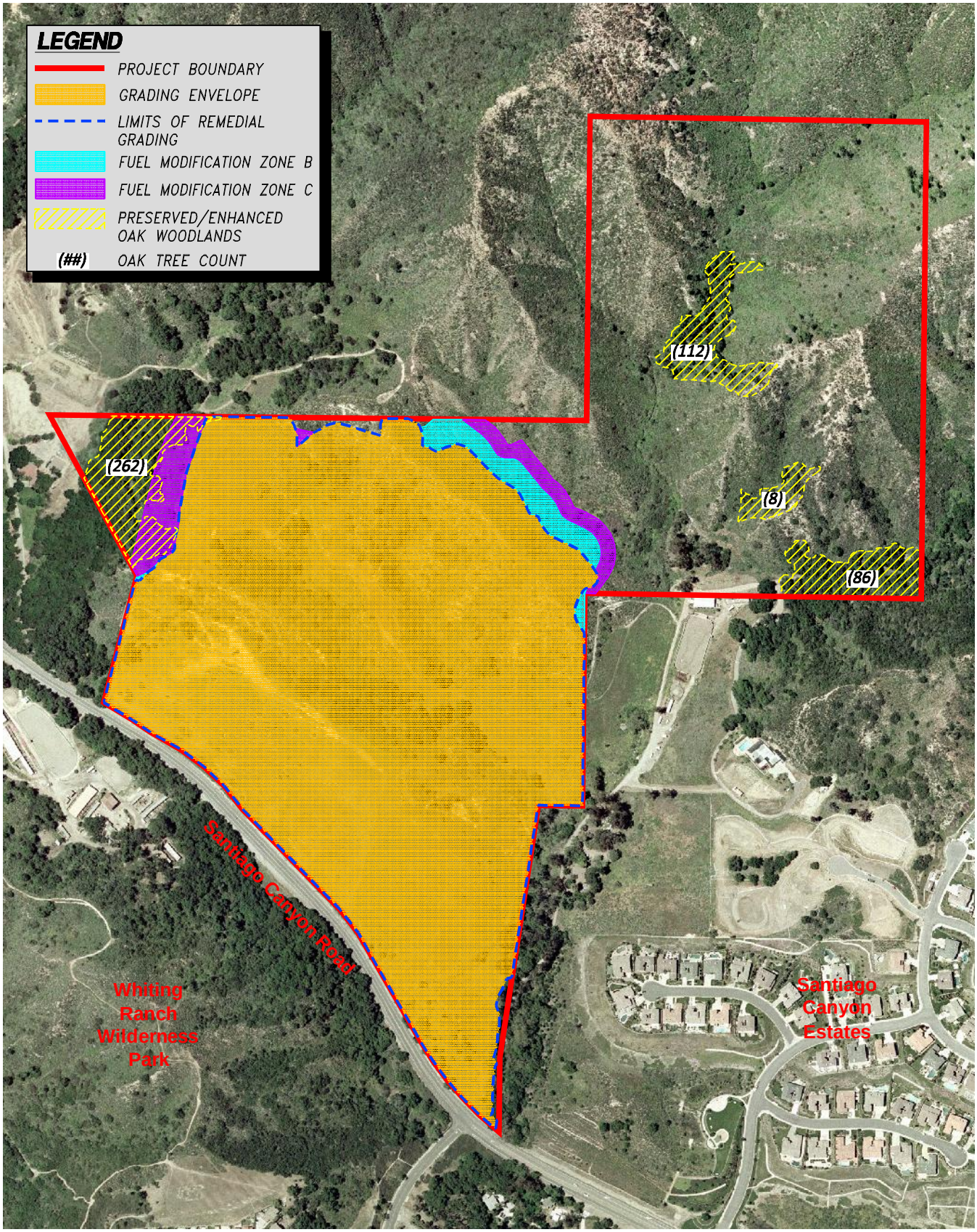

Exhibit III-1

Oak Tree Preservation Areas

0 500

Prepared For:
Rutter Santiago, L.P.
Prepared By: Hunsaker & Associates

Saddle Crest Homes Area Plan
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One of the Resource Preservation objectives of the F/TSP is to: "Preserve significant biological resources, including oak woodlands…" To that end, the F/TSP contains, among other provisions, a requirement that specifies the size of, and replacement quantity for, impacted oak trees. As discussed in the Saddle Crest Tree Management and Preservation Plan (TMPP), a simple mathematical calculation under these provisions yields a mitigation quantity of 1,180 fifteen-gallon oak trees.

The TMPP, however, proposes a more ecologically sensitive approach that plants more trees (over 2,000), with many of these being seedlings and saplings that are much easier to establish into the existing oak woodlands. This ecological approach provides habitat and wildlife benefits, not simply planting fifteen-gallon trees in the landscape and deeming it to be mitigation. The table below shows not only the planting of various sizes of oak trees, but also includes 2,000 acorns/seedlings – which have a much higher likelihood of survival in the areas where they will provide the most biological benefit. These acorns/seedlings would be provided with protection devices and watering for an establishment period in the designated "receiver areas".

Tree Planting Ratio for Replacement Oak Trees Within and Outside Development Areas

Tree Size/Age	Number of Trees	Percent of Population
Planting Inside Development Area (Entry, Yards, Manufactured Slope)		
1-gallon	94	33.6
5-gallon	65	23.3
15-gallon	30	10.7
24-inch box	73	26.2
36-inch box	10	3.7
48-inch box	5	1.8
66-inch box	4	0.7
Total	281	100
Planting Outside Development Envelope		
Acorns	Up to 2,000*	100
Grand Total	2,281	

* Assumes three acorns/planting site and local collection, storage and planting/protection cages
Source: Saddle Crest Tree Management and Preservation Plan

To respond to the evolution in oak tree mitigation biology that has occurred over the past twenty years, most oak restoration projects are moving toward acorn/seedling planting for establishment, as these trees are usually much more successful once established. Within a roughly seven year time frame, it is anticipated that these acorn/seedling plantings will yield oak trees that are larger than the fifteen-gallon F/TSP-required replacement size would otherwise reach. Additionally, the TMPP requires a seven year monitoring and maintenance period (this is a new state standard) that exceeds the F/TSP-required monitoring and maintenance period of five years.

D. WILDLIFE CORRIDORS

Wildlife corridors mitigate the effects of habitat fragmentation by: (1) allowing wildlife to move between remaining habitats, which allows depleted populations to be replenished and promotes genetic diversity; (2) providing escape routes from predators and human disturbances, thus reducing the risk that catastrophic events (such as fires or disease) will result in population or local species extinction; and, (3) serving as travel routes for individual animals as they move within their home ranges in search of food, water, mates, and other needs.

The F/TSP identifies a wildlife corridor that connects the Cleveland National Forest and Limestone-Whiting Wilderness Park. This wildlife corridor passes through the westernmost portion of Saddle Crest Homes (as shown on Exhibit III-2, Wildlife Corridor Preserve).

The F/TSP requires that a site-specific wildlife corridor analysis be prepared by a qualified wildlife biologist for parcels containing wildlife corridors or within 150 feet of an identified wildlife corridor. In accordance with that requirement, an analysis of the wildlife movement corridor identified in the F/TSP that traverses the westernmost portion of Saddle Crest Homes was undertaken.

Because the F/TSP wildlife corridor was mapped on a broad scale to encompass the entire 6,500-acre F/TSP area, the edges of the wildlife corridor alignment were ground-truthed and delineated based on more detailed mapping of the on-site habitat by field verification, as specified in the F/TSP. Based on that analysis of topography, vegetative cover, the presence of water sources and on field inspection, the site-specific wildlife corridor assessment was found to be consistent with the determination of the F/TSP that the wildlife corridor identified along the westernmost portion of Saddle Crest Homes has the greatest habitat value for wildlife movement.

As it passes through Saddle Crest Homes, the wildlife corridor follows a drainage area and is likely currently utilized as a preferred travel route, since it contains a water source and dense canopy cover of coast live oak woodland, which provides added habitat value for wildlife.

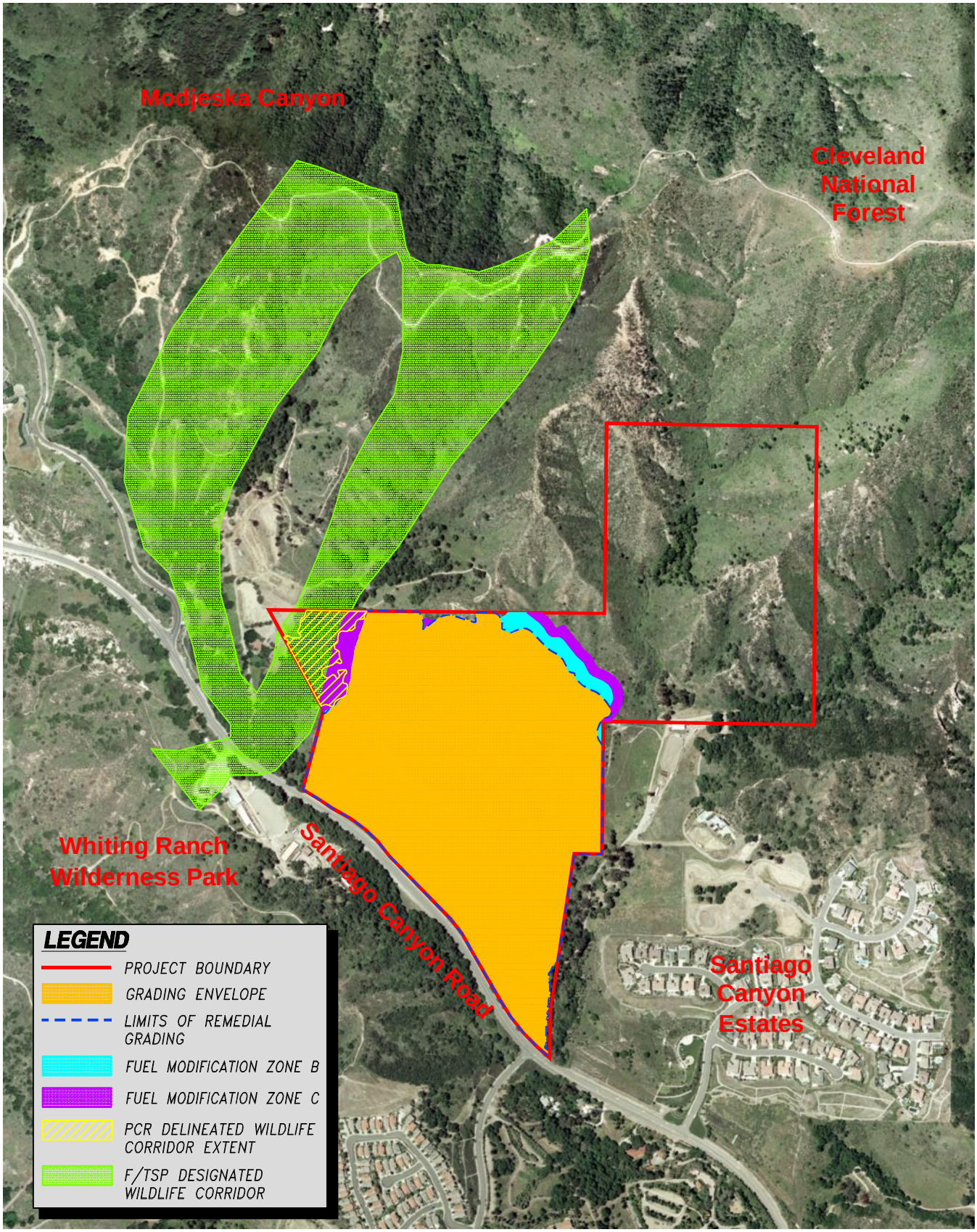

Exhibit III-2

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Wildlife Corridor Preserve

Prepared For:
Rutter Santiago, L.P.
Prepared By: Hunsaker & Associates

Saddle Crest Homes Area Plan
PA 110027
MARCH 2012

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There are no direct impacts to the wildlife movement corridor (or within a 50-foot setback of the wildlife movement corridor) from Saddle Crest Homes (as shown on Exhibit III-2). As required by the F/TSP, the wildlife movement corridor is mapped at a minimum width of 400 feet (measured perpendicular to the corridor's boundary).

To minimize potential indirect impacts, including fuel modification impacts, a range of measures have been incorporated into project to protect the wildlife corridor as it passes through Saddle Crest Homes, which are detailed in the EIR, including:

- Lighting will be directed away from the wildlife corridor and ambient light levels are minimized to the maximum extent practicable.
- Exterior lighting will not be used within the 50-foot setback area for the wildlife corridor
- Fencing will be limited to open fencing that does not exceed 40 inches in height within the 50-foot buffer zone.
- Vegetation thinning within the small fuel modification area (0.8 acres) that encroaches into the corridor will occur only on limited occasions and during daylight hours.
- The project's grading design, Storm Water Pollution Prevention Plan and Water Quality Management Plan will ensure that project runoff will not adversely affect the drainage within the wildlife corridor by minimizing tributary flow from the development envelope and implementing Best Management Practices (BMPs) for water quality treatment prior to discharge.
- Short-term construction noise-related impact will be reduced by implementation of a number of measures.

E. HYDROLOGICAL ANALYSIS

The location of the project site drainages determined to be jurisdictional "waters of the U.S./State" and jurisdictional streambed and associated riparian habitat are presented in a jurisdictional delineation/verification report for Saddle Crest Homes (refer to Section 3.3 of the Saddle Crest Homes Environmental Impact Report for detailed information, including Appendix D which contains the "Investigation of Jurisdictional Wetlands and Waters of the U.S. for Saddle Creek and Saddle Crest", PCR, 2008).

The Saddle Crest Homes site contains three drainage systems that total approximately 9,388 linear feet and support 0.26 acre of United States Army Corps of Engineers (USACOE) jurisdictional "waters of the U.S.," 0.26 acre of Regional Water Quality Control Board (RWQCB) jurisdictional "waters of the State," and 7.89 acres of California Department of Fish and Game (CDFG) jurisdictional streambed and associated riparian habitat.

Approximately 0.13 acres of USACOE jurisdictional "waters of the U.S." and 0.13 acres of RWQCB jurisdictional "waters of the State" comprising 3,405 linear feet of streambed, and 2.81 acres (including 0.08 acres due to fuel modification) of CDFG jurisdictional streambed and associated riparian habitat comprising 4,218 linear feet of streambed will be affected by Saddle Crest Homes.

Over half (approximately 59%, or 4,937 linear feet for ACOE/RWQCB, and 55%, or 5,184 linear feet for CDFB) of the streambed will be avoided. Saddle Crest Homes avoids all impacts to the drainage identified as a streambed in the F/TSP (refer to Exhibit III-3, Preserved Jurisdictional Features).

Proposed off-site mitigation for impacts on the Saddle Crest Homes property will be undertaken to restore and enhance habitat within the Saddle Creek North property (to the extent possible), as envisioned when Saddle Creek North was transferred for conservation purposes. Saddle Creek North provides the ability to mitigate in a subregional habitat that is similar to that of the Saddle Crest Homes site and is preferred by the Resources Agencies.

A preliminary hydrology analysis has been prepared to analyze the site's existing drainage patterns, quantify flows and conceptually design Saddle Crest Homes' on-site drainage conveyance system in accordance with the requirements of the F/TSP. By clustering the homes in an approximate 58.1-acre portion of the 113.7-acre project site, the site's main drainage along the easterly boundary is completely preserved. Consequently, the main drainage course's existing flow is maintained, decreasing the potential to affect downstream drainages with increased flows, velocities and sedimentation caused by filling drainages and conveying runoff through storm drain facilities.

The developed portion of the site will route conveyed flows through storm drain facilities to the site's two detention basins located within the project's southeast corner along Santiago Canyon Road (as shown on Exhibit III-4). The two detention basins will perform different functions. One basin will function to provide water quality treatment for the development flows and the other basin will be designed to mitigate potential hydromodification impacts to downstream drainages from development runoff. To help mimic the site's natural drainage condition, the hydromodification basin will be designed with a weir structure to ensure that there is no net increase in the pre-project (natural) and post-project peak flows at discharge for a specific range of smaller storm events (10% of the 2-year peak flow to the 10-year peak flow). For the complete analysis of the site's existing and proposed conditions hydrology please refer to the Preliminary Hydrology Analysis for Saddle Crest Homes prepared by Hunsaker & Associates, March 2012, provided in Appendix I to the Saddle Crest Homes Environmental Impact Report and also discussed in detail in Section 3.8 of the Environmental Impact Report.

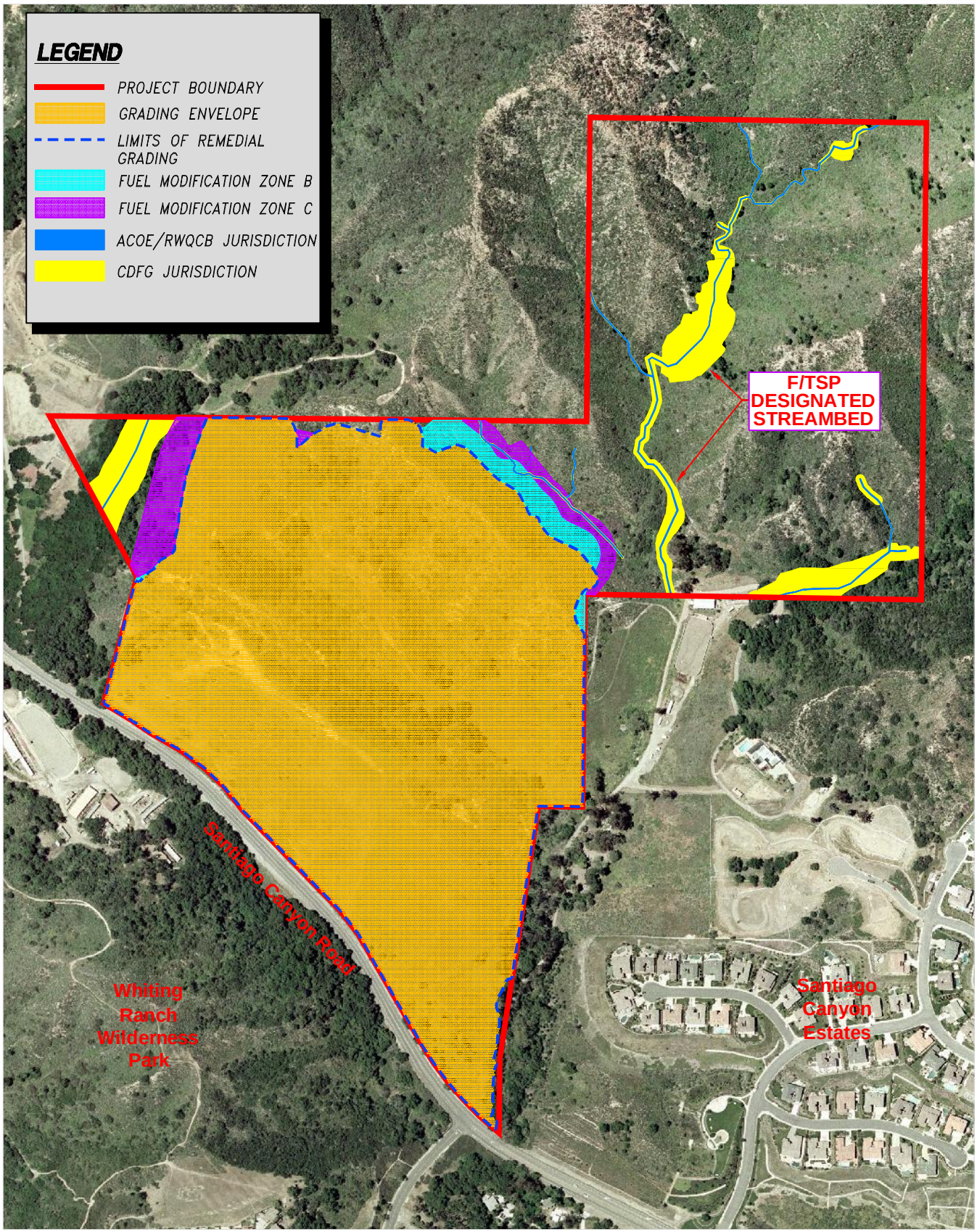

Exhibit III-3

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Preserved Jurisdictional Features

Prepared For:
Rutter Santiago, L.P.
Prepared By: Hunsaker & Associates

Saddle Crest Homes Area Plan
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MARCH 2012

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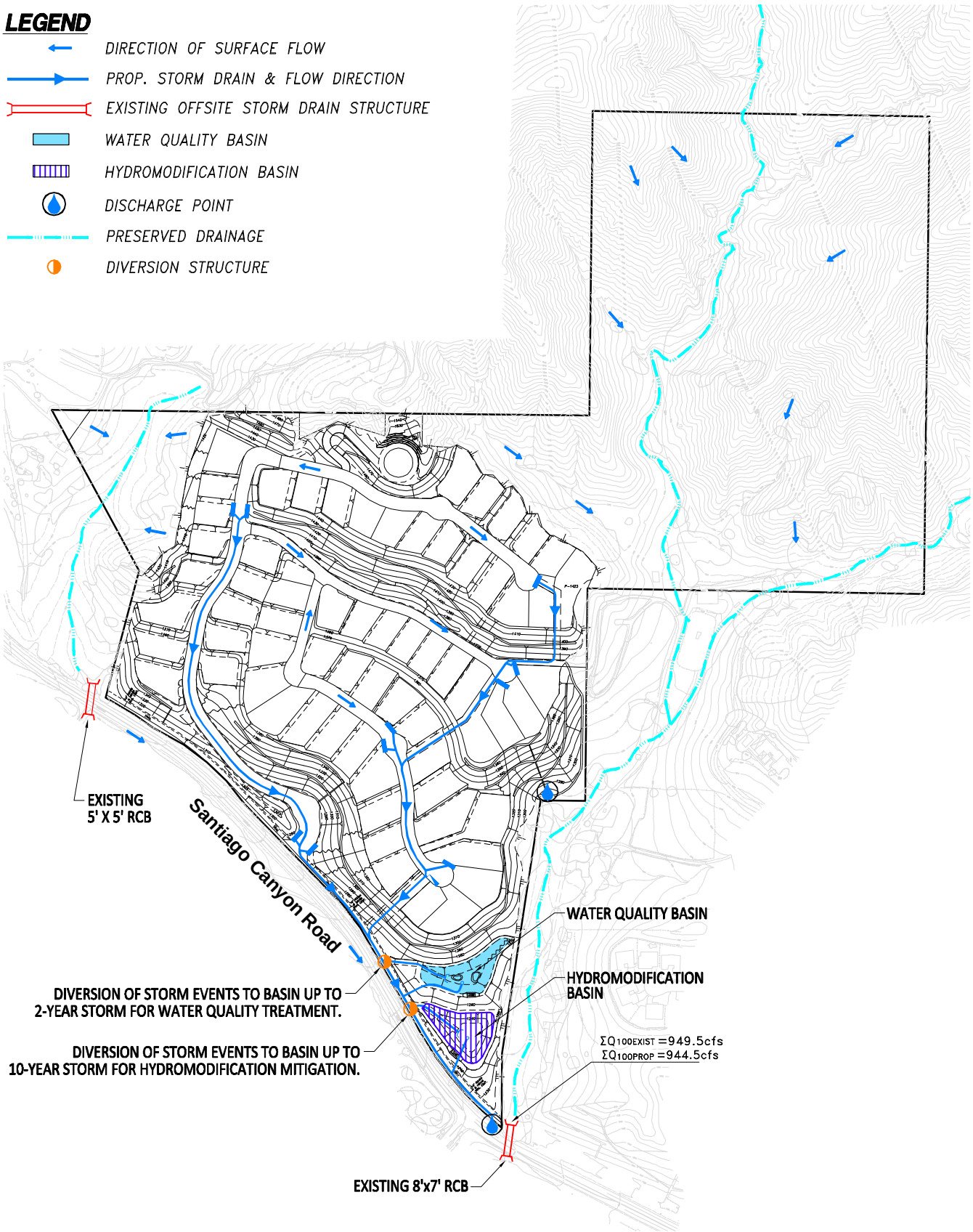

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Exhibit III-4

Hydrology & Water Quality Exhibit

Prepared For:
Rutter Santiago, L.P.
Prepared By: Hunsaker & Associates

Saddle Crest Homes Area Plan
PA 110027
MARCH 2012

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As detailed in the Conceptual Water Quality Management Plan (CWQMP), the water quality design of Saddle Crest Homes provides an efficient design which treats the site's development flows (runoff) primarily with a water quality/dry extended detention basin, while implementing several other Low Impact Development (LID) techniques. Consistent with the LID techniques specified in the MS4 Permit of the San Diego Regional Water Quality Control Board (SDRWQCB), the following design features have been utilized for Saddle Crest Homes: 1) conserve natural areas, including existing trees, other vegetation and soils; 2) construct streets to minimum widths and eliminate paved sidewalks; 3) minimize the impervious footprint of the project; and, 4) minimize disturbances to natural drainages.

By incorporating these LID features, water quality treatment for flows associated with Saddle Crest Homes' development area are minimized by clustering the home sites and associated infrastructure/grading in the southwestern portion of the project site. Consequently, impacts to the site's tributary drainage areas are in less environmentally sensitive areas, to avoid affecting the natural drainage processes of the main drainage course. Furthermore, to complement the water quality basin and LID features, other small BMPs will be utilized, such as pervious pavers, roof drains to pervious landscaped areas and native/irrigation efficient landscaping to promote infiltration and slow surface flows. By implementing these water quality measures, Saddle Crest Homes meets the current development regulations established by the SDRWQCB's MS4 Permit (refer to Appendix I of the Saddle Crest Homes Environmental Impact Report and also Section 3.8 of the Environmental Impact Report for further discussion on the project's water quality design).

F. SCENIC HIGHWAY VIEWSHED

Santiago Canyon Road is designated as a Scenic Highway in the F/TSP (refer to Section 3.1 of the Saddle Crest Homes Environmental Impact Report for detailed information). The Resources Overlay Component of the F/TSP stipulates setbacks for designated scenic highways. For Santiago Canyon Road, a minimum one-hundred (100) foot scenic roadway setback adjacent to Saddle Crest is required. Saddle Crest Homes reflects these F/TSP requirements. (refer to Exhibit II-5, Santiago Canyon Road Sections).

The Transportation Element of the General Plan identifies Santiago Canyon Road as a "viewscape corridor", and states (p. IV-38) that development "…of the right-of-way should, to the extent possible, follow the adopted Viewscape Typical Section." Saddle Crest Homes is consistent with the design components of the adopted Viewscape Typical Section, including an enlarged parkway, a riding and hiking trail and lack of curbs, as referenced on Exhibit II-5.

Saddle Crest Homes provides a scenic easement along its frontage with Santiago Canyon Road, and is consistent with the requirements of the Resources Element, which identifies permitted

uses within a scenic easement, as defined by the General Plan (p. VI-129, Open Space Dedication Definitions) as follows:

> The scenic easement serves to restrict alterations by the underlying fee owner of the natural scenic and/or manufactured landform through grading operations; structural development; storage and/or placement of fill material, equipment, and/or building materials; and removal of or damage to vegetation (native and/or exotic), rock outcroppings, etc. Development within said easement areas shall be restricted to 15 percent of said easement area encumbering any individual lot and may include open fencing which does not constitute a visual barrier or wall impeding wildlife circulation, necessary flood control works and regional riding and hiking trails. Residential development of any form is prohibited within scenic easements.

Portions of Saddle Crest Homes will be visible from Santiago Canyon Road. For properties visible from designated scenic highways, the F/TSP requires that a detailed viewshed analysis be provided "…to identify potential visual impacts of the proposed development as viewed from scenic highways." Exhibits III-5 through III-8 provide visual simulations of the Saddle Crest Homes project, documenting the change in views that will occur once the Saddle Crest Homes project is built, in compliance with the F/TSP requirements. Additionally, the Saddle Crest Homes EIR contains a detailed viewshed analysis.

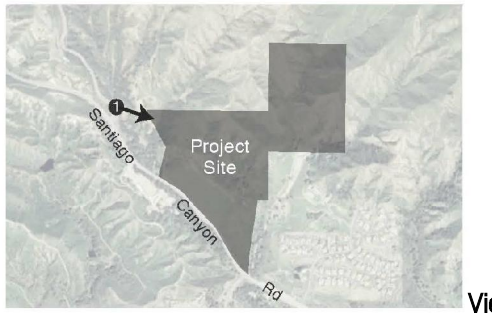
G. OPEN SPACE PLAN

Saddle Crest Homes is designed to cluster development at the urban edge along Santiago Canyon Road where development already exists to the south and southeast. Clustering reduces the overall size of Saddle Crest Home's footprint, thereby minimizing more extensive impacts to areas which will instead be avoided and designated as open space, as well as minimizing greater fragmentation to the surrounding open space areas.

The Resources Element of the County's General Plan identifies several "open-space high priority areas". The Resources Element explains that there are open space areas in the County that merit high-priority attention due to special conditions. One of special conditions identified is that the "…open space area enhances or buffers an existing open space resource of national significance, i.e., the Cleveland National Forest…". The Resources Element elaborates on this as follows: "A substantial open space buffer is needed along the forest boundary to minimize inherent conflicts between urbanization and forest wildlife resources". The clustered design of Saddle Crest Homes, which preserves as open space the northeastern portion of the project site adjacent to the Cleveland National Forest, reflects this priority.

Existing condition: View of Santiago Canyon Estates and scattered residences visible in the middle-ground along with mountain ranges in the background.

Proposed project: View shows additional residences and proposed landscaping in front of the existing Santiago Canyon Estates in the middle ground. Views of distant mountain ranges can also be seen.



Note: Landscape is shown at 7 to 10 years growth.
Source: Focus 360, 2011.

Exhibit III-5

Visual Simulation

Viewpoint 1: Modjeska Grade Road

Prepared For:
Rutter Santiago, L.P.
Prepared By: Hunsaker & Associates

Saddle Crest Homes Area Plan
PA 110027
MARCH 2012

FILE: F:\0569\Planning\SA_SaddleCrest\Exh_Area Plan\III-5_Visual Simulation-Viewpoint1.dwg

Existing condition: View of an undeveloped, barren slope bank along Santiago Canyon Road, with views of distant hills.

Proposed project: View adds residences with visible rooftops and new landscaping which replaces the powerlines on Santiago Canyon Road. Distant hills can also be seen.

Exhibit III-6

Visual Simulation

Viewpoint 2: Santiago Canyon Road

Note: Landscape is shown at 7 to 10 years growth.
Source: Focus 360, 2011.

Prepared For:
Rutter Santiago, L.P.
Prepared By: Hunsaker & Associates

Saddle Crest Homes Area Plan
PA 110027
MARCH 2012

FILE: F:\0569\Planning\SA_SaddleCrest\Exh_Area Plan\III-6_Visual Simulation-Viewpoint2.dwg

Existing condition: View includes a undeveloped, barren slope bank along Santiago Canyon Road with vegetation and shrubs behind a loose fence and power lines.

Proposed project: View adds residences with visible rooftops, an entry driveway and new landscaping which replaces the powerlines on Santiago Canyon Road.

Note: Landscape is shown at 7 to 10 years growth.
Source: Focus 360, 2011.

Exhibit III-7

Visual Simulation

Viewpoint 3: Santiago Canyon Road

Prepared For:

Rutter Santiago, L.P.

Prepared By: Hunsaker & Associates

Saddle Crest Homes Area Plan
PA 110027
MARCH 2012

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Existing conditions: Views include the barren slope bank with trees along Santiago Canyon Road, and damaged or burned trees on the site, along with powerlines.

Proposed project: Views shows landscaping along Santiago Canyon Road and portions of homes are visible.

Exhibit III-8

Visual Simulation

Viewpoint 4: Ridgeline Road

Note: Landscape is shown at 7 to 10 years growth.
Source: Focus 360, 2011.

Prepared For:
Rutter Santiago, L.P.
Prepared By: Hunsaker & Associates

Saddle Crest Homes Area Plan
PA 110027
MARCH 2012

FILE: F:\0569\Planning\SA_SaddleCrest\Exh_Area Plan\III-8_Visual Simulation-Viewpoint4.dwg

The following categories of open space are included in the Saddle Crest Homes Area Plan:

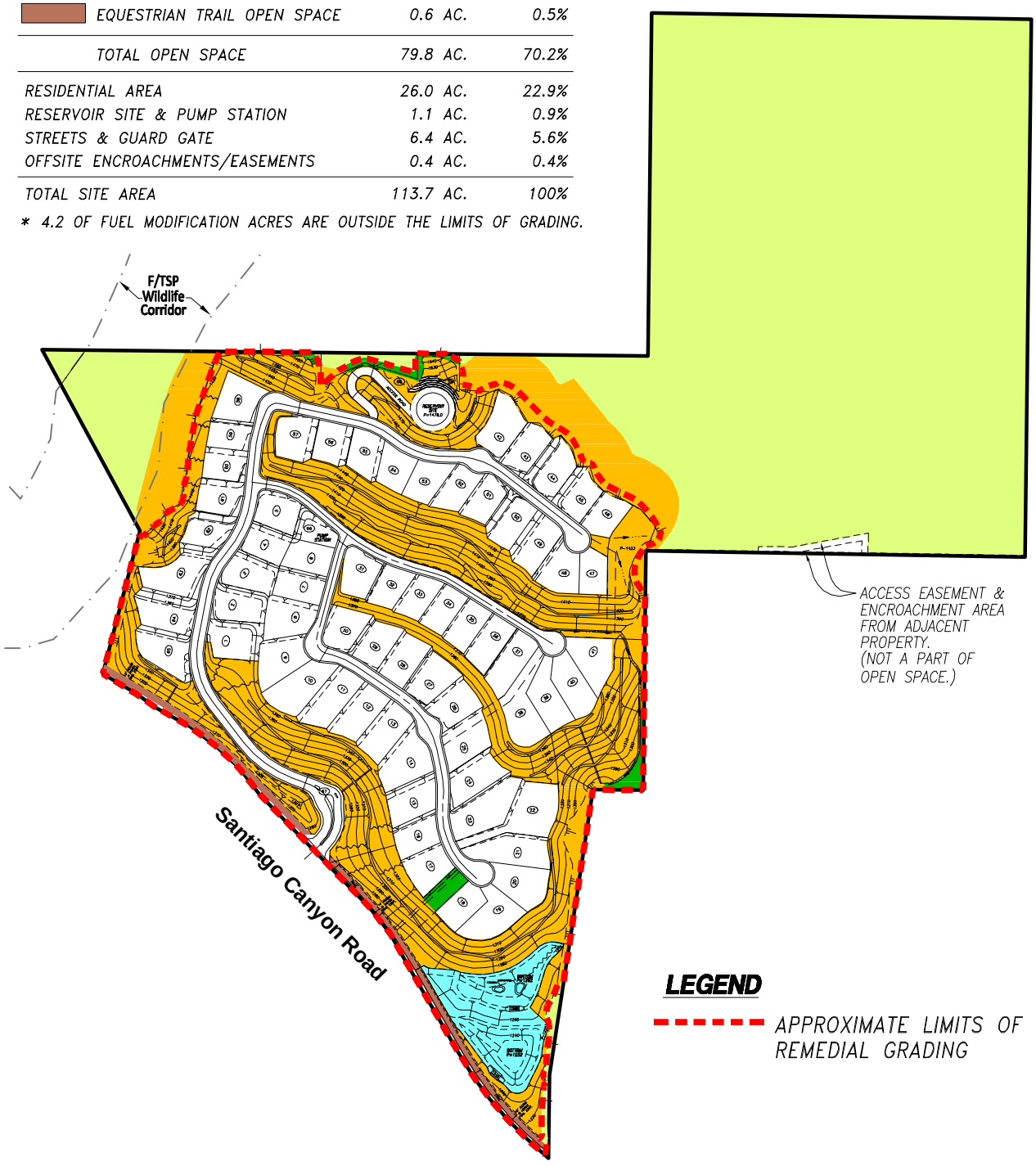
- Areas for the preservation of plant and animal life, including habitat for wildlife species
- Areas of scenic and aesthetic value
- Areas which serve as links between recreation and open space, including trails and scenic highway corridors
- Areas which require special management or regulation because of hazardous or special conditions such as areas presenting high fire risks
- Areas required for the protection of water quality and hydromodification mitigation
- Areas containing scenic/resource preservation easements
- Areas with community landscaping
- Areas containing oak tree and other native vegetative planting
- Areas containing recreational trails

Combined, these open space uses account for 70.2% (79.8 acres) of the 113.7-acre Saddle Crest Homes project site, as shown on Exhibit III-9, Open Space Plan.

OPEN SPACE SUMMARY

	ACREAGE	% OF SITE
DEDICATED OPEN SPACE	51.0 AC.	44.9%
REVEGETATED/GRADED OPEN SPACE	0.6 AC.	0.5%
FUEL MODIFICATION OPEN SPACE	25.3 AC. *	22.3%
WATER QUALITY OPEN SPACE	2.3 AC.	2.0%
EQUESTRIAN TRAIL OPEN SPACE	0.6 AC.	0.5%
TOTAL OPEN SPACE	79.8 AC.	70.2%
RESIDENTIAL AREA	26.0 AC.	22.9%
RESERVOIR SITE & PUMP STATION	1.1 AC.	0.9%
STREETS & GUARD GATE	6.4 AC.	5.6%
OFFSITE ENCROACHMENTS/EASEMENTS	0.4 AC.	0.4%
TOTAL SITE AREA	113.7 AC.	100%

* 4.2 OF FUEL MODIFICATION ACRES ARE OUTSIDE THE LIMITS OF GRADING.



0 500

Exhibit III-9

Open Space Plan

Prepared For:
Rutter Santiago, L.P.
Prepared By: Hunsaker & Associates

Saddle Crest Homes Area Plan
PA 110027
MARCH 2012

FILE: F:\0569\Planning\SA_SaddleCrest\Exh_Area Plan\III-9_Open Space Plan.dwg

IV. CONCEPTUAL GRADING PLAN

A. INTRODUCTION

The Saddle Crest Homes project site is located within the foothills of the Santa Ana Mountains. The topography of the project site is generally moderately steep ridges and narrow valleys and canyons. Slopes exceed 35 percent over about 60 percent of the Saddle Crest Homes site. The highest point is at an elevation of about 1,795 feet on a ridge at the northeast corner of the site and the lowest point is at an elevation of about 1,222 feet at the southeastern tip of the parcel. There are no Major Ridgelines, as defined by the F/TSP, on or within 50 vertical feet or 200 horizontal feet of Saddle Crest Homes.

The residences within Saddle Crest Homes are clustered on the southern portion of the project site. By clustering the homes, the project is responding to state-of-the-art environmental planning techniques, especially in relation to preserving unfragmented open space, oak tree preservation/mitigation, low impact development hydrological techniques and fire management techniques that have evolved since the 2007 fire in the canyons (as discussed in detail in Sections II and III).

B. CONCEPTUAL GRADING PLAN

A 40-scale Conceptual Grading Plan has been prepared and is attached in the appendix of the Saddle Crest Homes Area Plan to illustrate the following items as required by the F/TSP:

1. The existing (natural) and proposed (graded) contour elevations;

2. The location and elevation of all proposed building pads, access roads and driveways (including the percent grade of all access roads and driveways);

3. Total grading volume for the entire project, as well as a specific breakdown of grading volumes (identifying separately the number of cubic yards of cut and fill required) for: a) access roads and driveways; and b) building pads and accessory uses, including: barns, stables and corrals;

4. A slope analysis map depicting separately those areas of 0-24%, 25-34%, 35-44% and 45% or greater slope;

5. Heights of manufactured slopes;

6. The total area of disturbance, including all graded areas (building disturbance as well as grading for access roads, driveways, parking areas and accessory uses), and estimated fuel modification areas in square feet and as a percent of the total site; and,

7. The location and height of any proposed retaining walls and crib walls.

As shown on the Slope Analysis Map (Exhibit IV-1), the approximate 58.1-acre grading envelope for Saddle Crest Homes is concentrated in the southern portion of the project site near Santiago Canyon Road, in between the existing easterly and westerly drainage courses (refer to Exhibit III-3), in an area with the gentlest topography (slope steepness is mainly on the lower ranges of 0%-44%) in relationship to the balance of the entire 113.7-acre Saddle Crest Homes project site. Focusing the project's grading on this flatter portion of the site helps to preserve and minimize disturbances to the property's most significant resources including vegetation communities, oak trees, drainage courses and soils associated with the steeper terrain.

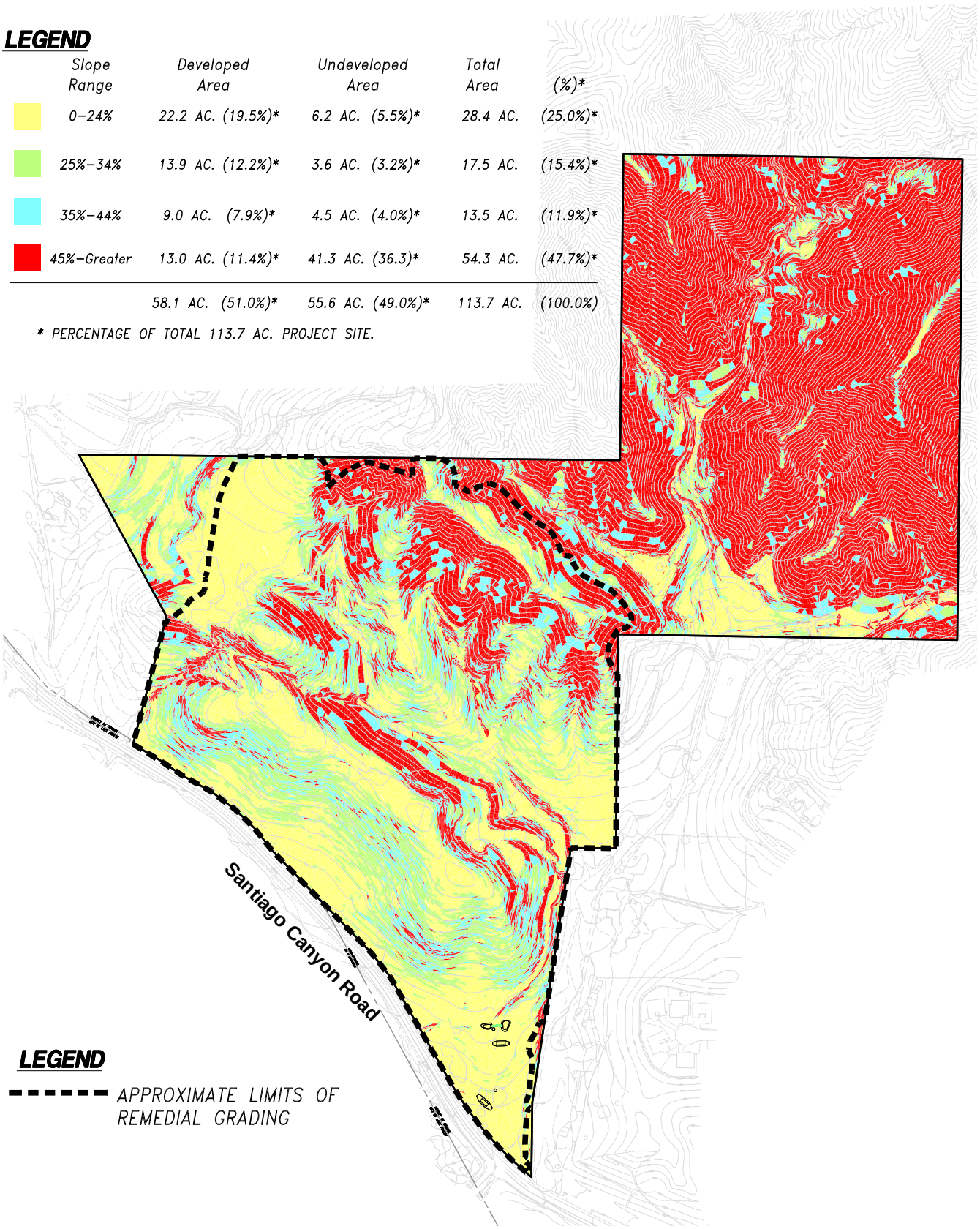
Within the grading envelope, the site design incorporates curvilinear streets to step the building pads up from the project entry's street elevation of approximately 1,283 feet above mean sea level to approximately 1,457 feet above mean sea level for the Saddle Crest Homes' highest residential pad (using maximum street gradients of 10 percent for the internal private streets).

Manufactured slopes have been positioned along Santiago Canyon Road to create separation for the homes and provide visual interest from the scenic corridor with an intensive landscape program (refer to Exhibit V-2 and the full-size Preliminary Landscape Plan in the Saddle Crest Area Plan's appendix). Additionally, manufactured slopes have been placed in between the project's east-west cul-de-sac streets to terrace accompanying residential pads with vertical separation ranging from approximately 18 to 80 feet, allowing for view opportunities and landscape screening/buffering of the homes from adjacent public viewsheds (refer to Exhibit IV-2 and the full-size Conceptual Grading Plan for complete details on the grading design for Saddle Crest Homes).

LEGEND

Slope Range	Developed Area	Undeveloped Area	Total Area	(%)*
0–24%	22.2 AC. (19.5%)*	6.2 AC. (5.5%)*	28.4 AC.	(25.0%)*
25%–34%	13.9 AC. (12.2%)*	3.6 AC. (3.2%)*	17.5 AC.	(15.4%)*
35%–44%	9.0 AC. (7.9%)*	4.5 AC. (4.0%)*	13.5 AC.	(11.9%)*
45%–Greater	13.0 AC. (11.4%)*	41.3 AC. (36.3)*	54.3 AC.	(47.7%)*
	58.1 AC. (51.0%)*	55.6 AC. (49.0%)*	113.7 AC.	(100.0%)

* PERCENTAGE OF TOTAL 113.7 AC. PROJECT SITE.



LEGEND

APPROXIMATE LIMITS OF REMEDIAL GRADING

0 500

Exhibit IV-1

Slope Analysis Map

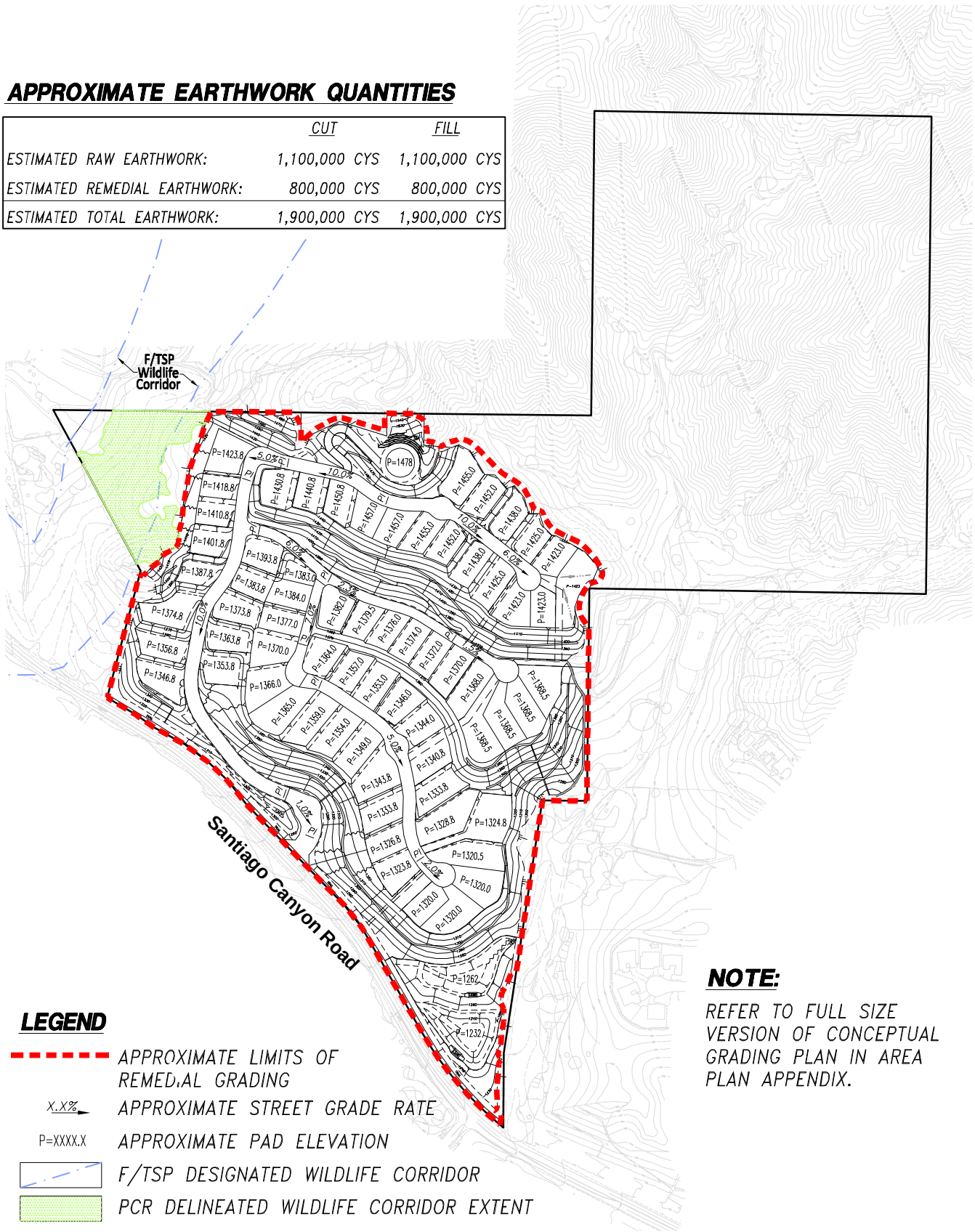
Prepared For:
Rutter Santiago, L.P.
Prepared By: Hunsaker & Associates

Saddle Crest Homes Area Plan
PA 110027
MARCH 2012

FILE: F:\0569\Planning\SA_SaddleCrest\Exh_Area Plan\IV-1_Slope Analysis.dwg

APPROXIMATE EARTHWORK QUANTITIES

	CUT	FILL
ESTIMATED RAW EARTHWORK:	1,100,000 CYS	1,100,000 CYS
ESTIMATED REMEDIAL EARTHWORK:	800,000 CYS	800,000 CYS
ESTIMATED TOTAL EARTHWORK:	1,900,000 CYS	1,900,000 CYS



LEGEND

- APPROXIMATE LIMITS OF REMEDIAL GRADING
- X.X% APPROXIMATE STREET GRADE RATE
- P=XXXX.X APPROXIMATE PAD ELEVATION
- F/TSP DESIGNATED WILDLIFE CORRIDOR
- PCR DELINEATED WILDLIFE CORRIDOR EXTENT

NOTE:

REFER TO FULL SIZE VERSION OF CONCEPTUAL GRADING PLAN IN AREA PLAN APPENDIX.

0 500

Exhibit IV-2

Conceptual Grading Plan

Prepared For:
Rutter Santiago, L.P.
Prepared By: Hunsaker & Associates

Saddle Crest Homes Area Plan
PA 110027
MARCH 2012

FILE: F:\0569\Planning\SA_SaddleCrest\Exh_Area Plan\IV-2_Conceptual Grading Plan.dwg

V. PRELIMINARY LANDSCAPE PLAN AND FUEL MODIFICATION PLAN

A. FIRE MANAGEMENT BACKGROUND

In December of 2008, 304.7 acres of the Saddle Creek North project site were sold for preservation as permanent open space. Additionally, in April 2011, the 83.6-acre Saddle Creek South project site was sold for conservation purposes. The F/TSP identified a development potential of up to 78 single family dwelling units on Saddle Creek North and up to 22 single family dwelling units on Saddle Creek South. The resultant reconfiguration of the development pattern of the F/TSP as a result of the preservation of Saddle Creek North and Saddle Creek South promotes fire protection of the Saddle Crest Homes project site.

In addition to the wildland fire protection that resulted from the significant reduction of the development potential in the Upper Aliso area of the F/TSP, site-specific wildland fire protection measures were also used in developing the Saddle Crest site plan. First, the overall site plan was designed by clustering all homes near the urban edge of Santiago Canyon Road into a single defendable location, creating a single line of defense around the entire Saddle Crest Homes perimeter, making fire protection more efficient and effective. Second, the specific configuration of the Saddle Crest Homes community was formulated based on state-of-the-art fire management land use planning techniques, by undertaking a fire behavior analysis.

B. STATE-OF-THE-ART FIRE MANAGEMENT FOR SADDLE CREST

The design of Saddle Crest Homes utilized the most accurate method for predicting wildland fire behavior – the BEHAVE Fire Behavior Prediction and Fuel Modeling System (upon which the "Fire Behavior Analysis and Report: Saddle Crest Community" was based). BEHAVE is a computer modeling system that is utilized by wildland fire experts nationwide in pre-fire defense planning to establish fire behavior for a project to design a project that will be safe from wildland fires when constructed.

Therefore, by using the best modeling available, the intent is to provide better safety for Saddle Crest while minimizing the impact to adjacent wildlands. In the absence of the ability to utilize a model to predict wildland fire behavior, it would be necessary to assume that all fuel modification zones would need to have the maximum size buffer. These would take the form of fuel breaks (fuel modification) or fire breaks (no vegetation allowed). Taking this approach would result in the unnecessary elimination of wildland area, and therefore, greater impact on the environment.

Limiting the fire break/fuel break impacts that result from creating a single defendable location for Saddle Crest Homes, while ensuring the level of fire protection that was determined by

utilizing the BEHAVE model is acknowledged in the Safety Element of the Orange County General Plan (P. IX-20, "Urban/Wildlands Interface"):

> In an effort to alleviate fire dangers near the interface between urban development and wildlands, the construction of fuel modification zones (firebreaks, fuelbreak, or greenbelt) has been required. The continued application of this method does have drawbacks and, therefore, is not the only acceptable solution. In addition to the associated impacts created by some fuelbreak installations, there are usually impacts on wildlife, unique vegetation, and, in some cases, to the watershed cover as deep-rooted chaparral species are replaced by shallow-rooted grasses. Fuelbreaks are costly to install, require expensive maintenance to insure their success during a wildfire, and offer protection primarily to structures with direct exposure to the wildland. This inequity in protection versus installation/maintenance costs represents a very important point regarding the natural resources/urban development interface conflict. Fire prevention measures to reduce the level of risk to structures with wildland exposure must be developed within the design of residential development rather than in the natural resource.

C. FIRE MASTER PLAN/FUEL MODIFICATION PLAN

Fuel modification plans are required for development that occurs within canyons, foothills and mountains. The landscapes in these areas contain combustible vegetation that must be altered where new construction meets non-irrigated areas. All fuel modification programs deal with zones that are setbacks of varying depths from combustible structures.

The BEHAVE modeling was used to prepare a fire protection plan for Saddle Crest Homes, including a Fire Master Plan (approved by the OCFA on January 28, 2010) and a Precise Fuel Modification Plan (approved by the OCFA on January 11, 2010). Through the use of the BEHAVE modeling, Saddle Crest Homes' fuel modification zones were specifically tailored to maximize the protection of Saddle Crest and the surrounding area, while minimizing impacts on the wildlands as shown on Exhibit V-1, Precise Fuel Modification Plan. Summarized below is a description of each fuel modification zone which, together, constitute Saddle Crest Homes' fuel modification program.

Zone A is within the graded pad area of the individual lots and varies from approximately 10 to 100 feet in width depending on the lot's location within the project, the overall combined fuel modification width inclusive of adjacent zones and the exposure to wildland fuel areas. Within this zone, each homeowner will be responsible for plant selection and maintenance. Automatic irrigation systems are required to maintain healthy vegetation with high moisture content.

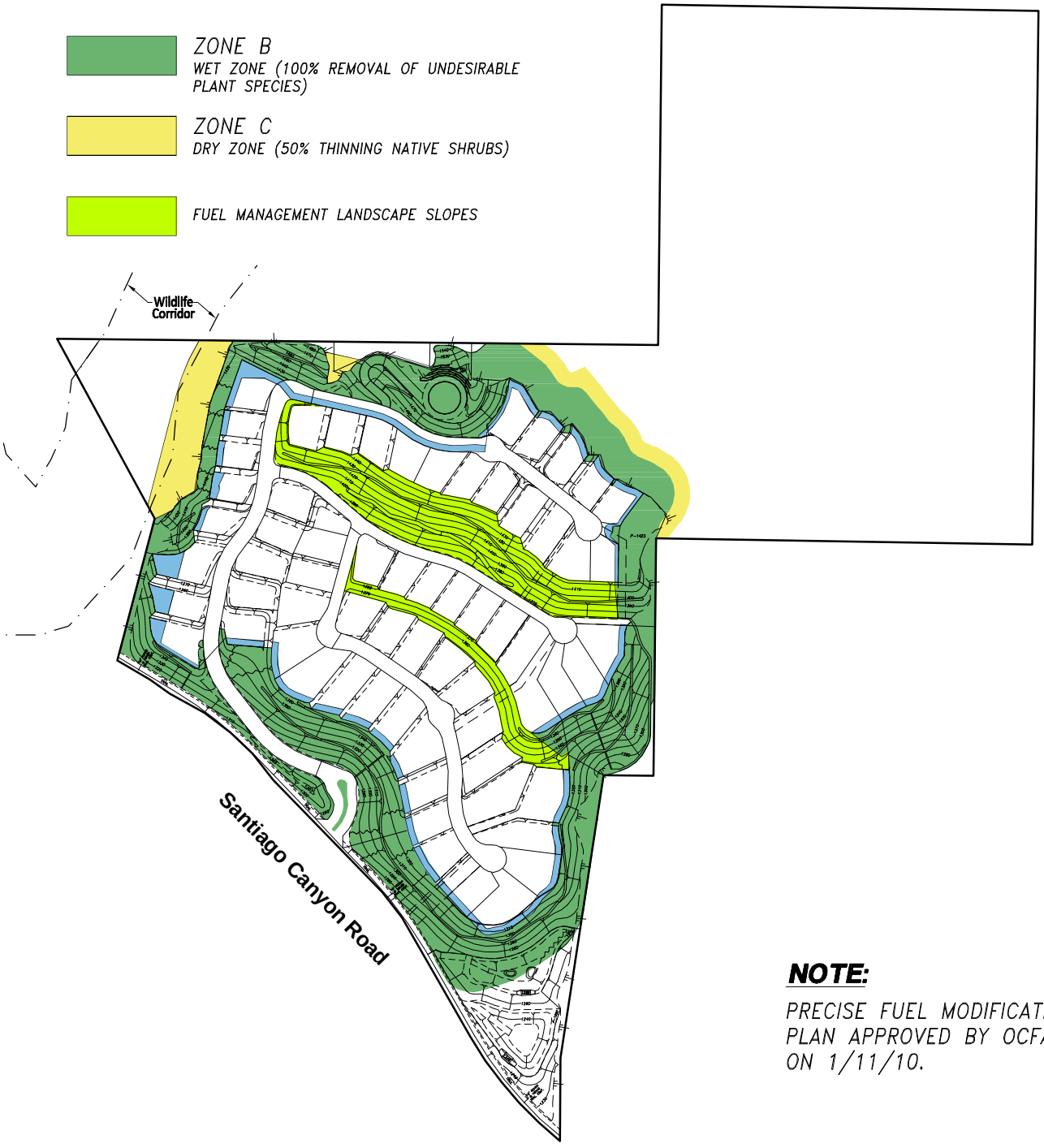
LEGEND

ZONE A
NON-COMBUSTIBLE CONSTRUCTION

ZONE B
WET ZONE (100% REMOVAL OF UNDESIRABLE PLANT SPECIES)

ZONE C
DRY ZONE (50% THINNING NATIVE SHRUBS)

FUEL MANAGEMENT LANDSCAPE SLOPES



NOTE:

PRECISE FUEL MODIFICATION PLAN APPROVED BY OCFA ON 1/11/10.

0 500

Exhibit V-1

Precise Fuel Modification Plan

Prepared For:
Rutter Santiago, L.P.
Prepared By: Hunsaker & Associates

Saddle Crest Homes Area Plan
PA 110027
MARCH 2012

FILE: F:\0569\Planning\SA_SaddleCrest\Exh_Area Plan\V-1_Fuel Mod Exhibit.dwg

Plants in this zone must be highly fire resistant. Trees are not permitted within 10 feet of combustible structures (measured from the edge of a full growth crown). Only non-combustible construction can occur in Zone A.

Zone B will be irrigated and maintained by the Homeowners' Association. The width and the Zone B varies from approximately 9 to 239 feet as measured from Zone A, based on Zone B's location within the project and its relationship to associated fire safety factors (e.g., overall combined fuel modification zones' width and the exposure to wildland fuel areas). Most of the engineered slopes that surround Saddle Crest Homes fall into this category. Zone B will be planted with suitable native and drought-tolerant plant material. Irrigation will be designed to supplement native vegetation and to establish and maintain planted natives and ornamentals. Ground cover in this zone cannot exceed eighteen inches. Shrubs ranging from eighteen inches to four feet will be designed and maintained as to not create an excessive fuel mass larger than 50% of Zone B. All shrubs and tree-form shrubs over four feet in height will be single specimens or in a maximum grouping of three. These groupings will be separated by a distance of three times the diameter of the largest individual mature crown (or fifteen feet, whichever is greater). Trees shall be single specimens or in a maximum grouping of three. Groupings will be separated by a distance of three times the diameter of the largest individual mature crown or thirty feet, whichever is greater.

Zone C is comprised of a brush clearance area and varies in width from approximately 21 to 97 feet, again based on the Zone's location within the project and its relationship to associated fire safety factors (e.g., overall combined fuel modification zones' width and the exposure to wildland fuel areas). It will be maintained by the Homeowners' Association. Zone C areas are north of lots 42–46, north of lots 56–57, and west of lots 58–62. These areas are not irrigated and existing trees and shrubs shall be vertically pruned and horizontally spaced.

D. PRELIMINARY LANDSCAPE PLAN

The Preliminary Landscape Plan for Saddle Crest Homes is shown on Exhibit V-2 as well as a full-size version in the Area Plan's appendix. All plants listed on the Preliminary Landscape Plan are those contained in the approved plant list within the Foothill/Trabuco Specific Plan. Additionally, the Preliminary Landscape Plan adheres to the Saddle Crest Oak Tree Management and Preservation Plan.

The primary trees for Saddle Crest Homes are oaks, California laurel, sycamores and walnut trees. Accent and understory trees include Western Redbud, arbutus and elderberry. Shrubs are natives mixed with a variety of low-growing, drought tolerant varieties.

Refer to full-size version of Preliminary Landscape Plan in Area Plan Appendix

Exhibit V-2

Preliminary Landscape Plan

0 500

Prepared For:
Rutter Santiago, L.P.
Prepared By: L.A. Group Design Works

Saddle Crest Homes Area Plan
PA 110027
MARCH 2012

The natives and drought tolerant trees and shrubs serve to transition the landscape from the existing chaparral/oak woodland to that of Saddle Crest Homes. Furthermore, the planting will conform to fuel modification requirements discussed above (i.e., there will be separation between groups of trees and shrubs). The shrubs will be evenly distributed in clusters, and trees will appropriately spaced in informal groups to provide a natural appearance.

Along Santiago Canyon Road, dark green evergreen Coast Live Oaks (*Quercus agrifolia*) will be planted to maintain the rustic, natural existing character of the roadway. This border will be broken up by understory trees such as toyons and walnut trees (*Heteromeles* and *Juglans*) and deciduous accent Western Redbud trees (*Cercis*) that are covered with pink blooms in the spring. The Preliminary Landscape Plan for Santiago Canyon Road also includes small groups of low-growing, mounding, true-green shrubs (*Rhamnus*, *Rhaphiolepis* and *Ceanothus*). The slopes along Santiago Canyon Road will be planted with a carpet of low-growing groundcover (*Arctostaphyllos* and *Baccharis*).

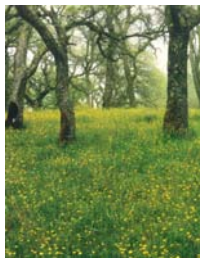
From Santiago Canyon Road, there is a transition into a riparian environment at the entry to Saddle Crest Homes (refer to Exhibit V-3, Entry Plan and Rural Concept Images and Exhibit V-4, Entry Sections). There will be ledger stone monument walls with Saddle Crest signage that grace either hillside at the entry. Boulders and cobble are built into the base of each monument wall. A dry streambed will extend to the entry gates at the toe of the slope on the west side. A dark brown heavy timber bridge along this edge of the drive and the rustic riparian trees (poplars, sycamores and alders) reinforce the creek concept and the rural nature of the community. There will be low-growing, spreading shrubs (*Ribes speciosum*, *Keckiella cordifolia*) and groundcover with grass-like, spikey accents such as Blue-eyed Grass, native irises and rushes (*Sisyrinchium bellum*, *Iris douglasiana* and *Juncus acutus*). The slopes above the entry will be dotted with oaks. Additional components of the Preliminary Landscape Plan that are reflective of the rural character of Saddle Crest Homes include:

- Front yard and parkway landscaping that includes native species
- Informal and irregular street tree groupings
- Common area slope landscaping that includes native species


DRY STREAM BEDS

SPLIT RAIL 'TRAIL' FENCE


STONE WALLS


OAK WOODLAND PLANTING CONCEPT

SADDLE CREST ENTRY PLAN VIEW

REFER TO EXHIBIT V-4 FOR SECTION VIEWS

Exhibit V-3
ENTRY PLAN & RURAL CONCEPT IMAGES

Prepared For:
Rutter Santiago, L.P.
Prepared By: L.A. Group Design Works

Saddle Crest Homes Area Plan
PA 110027
MARCH 2012

A SECTION OF ENTRY GATES

PROJECT MONUMENT WALL ELEVATION

B MONUMENT WALL SECTION

C SECTION FROM SANTIAGO CANYON ROAD TO ENTRY DRIVE

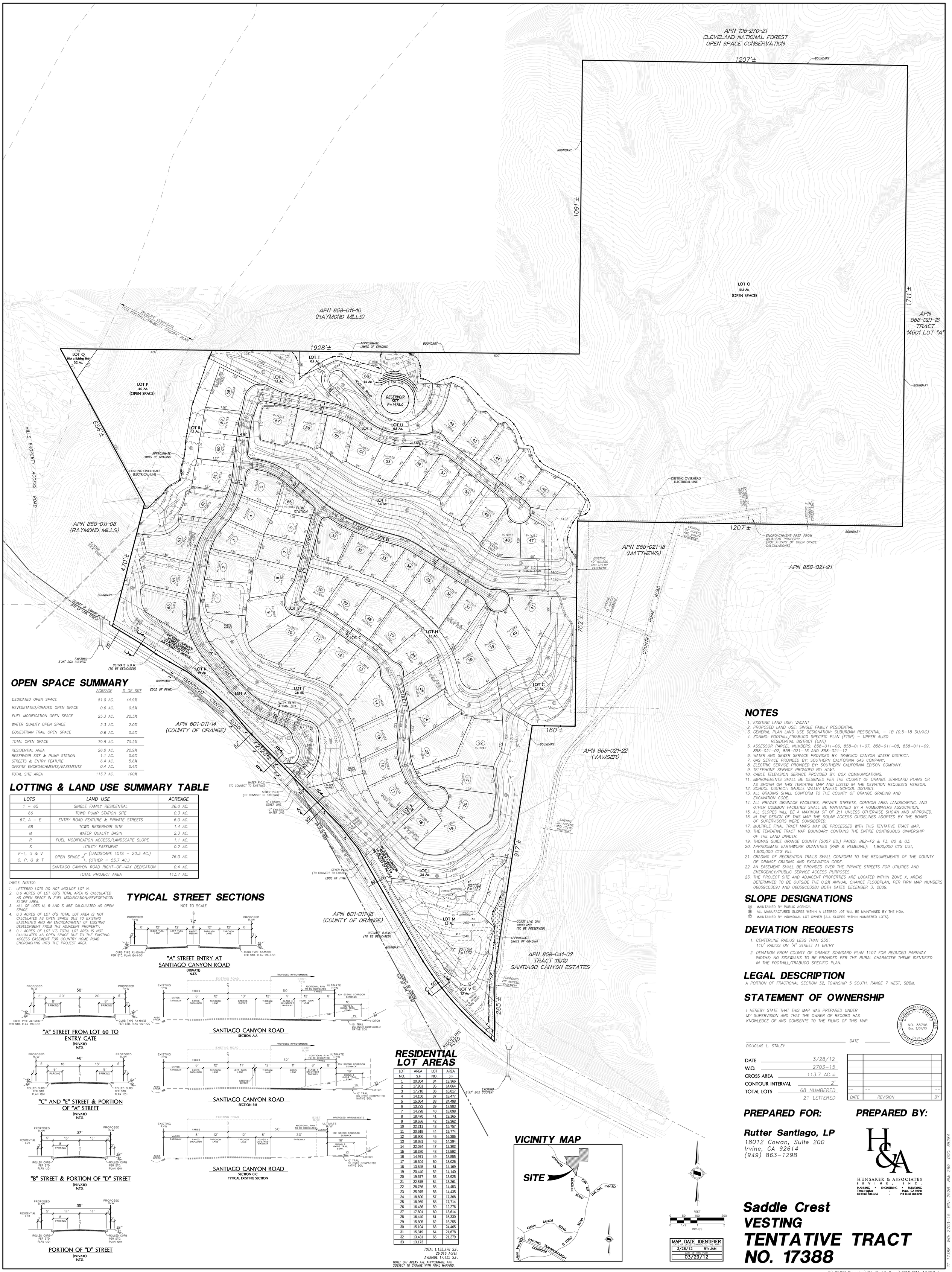
Exhibit V-4
ENTRY SECTIONS

Prepared For:
Rutter Santiago, L.P.
Prepared By: L.A. Group Design Works

Saddle Crest Homes Area Plan
PA 110027
MARCH 2012

Appendix

VTTM 17388



OPEN SPACE SUMMARY

	ACREAGE	% OF SITE
DEDICATED OPEN SPACE	51.0 AC.	44.9%
REVEGETATED/GRADED OPEN SPACE	0.6 AC.	0.5%
FUEL MODIFICATION OPEN SPACE	25.3 AC.	22.3%
WATER QUALITY OPEN SPACE	2.3 AC.	2.0%
EQUESTRIAN TRAIL OPEN SPACE	0.6 AC.	0.5%
TOTAL OPEN SPACE	79.8 AC.	70.2%
RESIDENTIAL AREA	26.0 AC.	22.9%
RESERVOIR SITE & PUMP STATION	1.1 AC.	0.9%
STREETS & ENTRY FEATURE	6.4 AC.	5.6%
OFFSITE ENCROACHMENTS/EASEMENTS	0.4 AC.	0.4%
TOTAL SITE AREA	113.7 AC.	100%

LOTTING & LAND USE SUMMARY TABLE

LOTS	LAND USE	ACREAGE
1 – 65	SINGLE FAMILY RESIDENTIAL	26.0 AC.
66	TCWD PUMP STATION SITE	0.3 AC.
67, A – E	ENTRY ROAD FEATURE & PRIVATE STREETS	6.0 AC.
68	TCWD RESERVOIR SITE	1.4 AC.
M	WATER QUALITY BASIN	2.3 AC.
R	FUEL MODIFICATION ACCESS/LANDSCAPE SLOPE	1.1 AC.
S	UTILITY EASEMENT	0.2 AC.
F–L, U & V O, P, Q & T	OPEN SPACE { (LANDSCAPE LOTS = 20.3 AC.) (OTHER = 55.7 AC.)	76.0 AC.
	SANTIAGO CANYON ROAD RIGHT-OF-WAY DEDICATION	0.4 AC.
	TOTAL PROJECT AREA	113.7 AC.

TABLE NOTES:

1. LETTERED LOTS DO NOT INCLUDE LOT N.
2. 0.6 ACRES OF LOT 68'S TOTAL AREA IS CALCULATED AS OPEN SPACE IN FUEL MODIFICATION/REVEGETATION SLOPE AREA.
3. ALL OF LOTS M, R AND S ARE CALCULATED AS OPEN SPACE.
4. 0.3 ACRES OF LOT O'S TOTAL LOT AREA IS NOT CALCULATED AS OPEN SPACE DUE TO EXISTING EASEMENTS AND AN ENCROACHMENT OF EXISTING DEVELOPMENT FROM THE ADJACENT PROPERTY.
5. 0.1 ACRES OF LOT V'S TOTAL LOT AREA IS NOT CALCULATED AS OPEN SPACE DUE TO THE EXISTING ACCESS EASEMENT FOR COUNTRY HOME ROAD ENCROACHING INTO THE PROJECT AREA.

TYPICAL STREET SECTIONS

NOT TO SCALE

"A" STREET ENTRY AT SANTIAGO CANYON ROAD
(PRIVATE)
N.T.S.

"A" STREET FROM LOT 60 TO ENTRY GATE
(PRIVATE)
N.T.S.

SANTIAGO CANYON ROAD
SECTION A-A

"C" AND "E" STREET & PORTION OF "A" STREET
(PRIVATE)
N.T.S.

SANTIAGO CANYON ROAD
SECTION B-B

"B" STREET & PORTION OF "D" STREET
(PRIVATE)
N.T.S.

PORTION OF "D" STREET
(PRIVATE)
N.T.S.

SANTIAGO CANYON ROAD
SECTION C-C
TYPICAL EXISTING SECTION

RESIDENTIAL LOT AREAS

LOT NO.	AREA S.F	LOT NO.	AREA S.F
1	20,304	34	13,366
2	17,951	35	14,064
3	17,710	36	16,017
4	14,150	37	18,477
5	15,064	38	24,408
6	13,723	39	17,983
7	14,728	40	18,098
8	18,470	41	19,165
9	19,556	42	19,362
10	22,211	43	15,757
11	20,619	44	19,774
12	18,900	45	16,385
13	18,681	46	14,294
14	22,024	47	12,303
15	18,380	48	17,592
16	14,971	49	18,855
17	16,304	50	18,026
18	13,645	51	14,169
19	20,440	52	14,140
20	19,677	53	13,925
21	22,575	54	13,261
22	28,756	55	14,453
23	25,975	56	14,435
24	18,600	57	17,368
25	18,969	58	17,714
26	16,436	59	12,276
27	17,801	60	13,614
28	16,440	61	15,330
29	15,805	62	15,255
30	15,104	63	24,465
31	15,319	64	21,678
32	13,431	65	21,279
33	13,173		

TOTAL 1,133,276 S.F.
26.016 Acres
AVERAGE 17,435 S.F.

NOTE: LOT AREAS ARE APPROXIMATE AND SUBJECT TO CHANGE WITH FINAL MAPPING.

VICINITY MAP

MAP DATE IDENTIFIER
DATE OF LATEST CHANGE(S) TO THIS MAP
3/28/12 BY: JAM
DATE OF THIS PLOT
03/29/12

NOTES

1. EXISTING LAND USE: VACANT
2. PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
3. GENERAL PLAN LAND USE DESIGNATION: SUBURBAN RESIDENTIAL – 1B (0.5–18 DU/AC)
4. ZONING: FOOTHILL/TRABUCO SPECIFIC PLAN (FTSP) – UPPER ALISO RESIDENTIAL DISTRICT (UAR)
5. ASSESSOR PARCEL NUMBERS: 858–011–06, 858–011–07, 858–011–08, 858–011–09, 858–021–02, 858–021–16 AND 858–021–17
6. WATER AND SEWER SERVICE PROVIDED BY: TRABUCO CANYON WATER DISTRICT.
7. GAS SERVICE PROVIDED BY: SOUTHERN CALIFORNIA GAS COMPANY.
8. ELECTRIC SERVICE PROVIDED BY: SOUTHERN CALIFORNIA EDISON COMPANY.
9. TELEPHONE SERVICE PROVIDED BY: AT&T.
10. CABLE TELEVISION SERVICE PROVIDED BY: COX COMMUNICATIONS.
11. IMPROVEMENTS SHALL BE DESIGNED PER THE COUNTY OF ORANGE STANDARD PLANS OR AS SHOWN ON THIS TENTATIVE MAP AND LISTED IN THE DEVIATION REQUESTS HEREON.
12. SCHOOL DISTRICT: SADDLE VALLEY UNIFIED SCHOOL DISTRICT.
13. ALL GRADING SHALL CONFORM TO THE COUNTY OF ORANGE GRADING AND EXCAVATION CODE.
14. ALL PRIVATE DRAINAGE FACILITIES, PRIVATE STREETS, COMMON AREA LANDSCAPING, AND OTHER COMMON FACILITIES SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION.
15. ALL SLOPES WILL BE A MAXIMUM OF OF 2:1 UNLESS OTHERWISE SHOWN AND APPROVED.
16. IN THE DESIGN OF THIS MAP THE SOLAR ACCESS GUIDELINES ADOPTED BY THE BOARD OF SUPERVISORS WERE CONSIDERED.
17. MULTIPLE FINAL TRACT MAPS MAY BE PROCESSED WITH THIS TENTATIVE TRACT MAP.
18. THE TENTATIVE TRACT MAP BOUNDARY CONTAINS THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
19. THOMAS GUIDE ORANGE COUNTY (2007 ED.) PAGES: 862–F2 & F3, G2 & G3.
20. APPROXIMATE EARTHWORK QUANTITIES (RAW & REMEDIAL): 1,900,000 CYS CUT, 1,900,000 CYS FILL
21. GRADING OF RECREATION TRAILS SHALL CONFORM TO THE REQUIREMENTS OF THE COUNTY OF ORANGE GRADING AND EXCAVATION CODE.
22. AN EASEMENT SHALL BE PROVIDED OVER THE PRIVATE STREETS FOR UTILITIES AND EMERGENCY/PUBLIC SERVICE ACCESS PURPOSES.
23. THE PROJECT SITE AND ADJACENT PROPERTIES ARE LOCATED WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAN, PER FIRM MAP NUMBERS 06059C0309J AND 06059C0328J BOTH DATED DECEMBER 3, 2009.

SLOPE DESIGNATIONS

Ⓐ MAINTAINED BY PUBLIC AGENCY.
Ⓑ ALL MANUFACTURED SLOPES WITHIN A LETERED LOT WILL BE MAINTAINED BY THE HOA.
Ⓒ MAINTAINED BY INDIVIDUAL LOT OWNER (ALL SLOPES WITHIN NUMBERED LOTS).

DEVIATION REQUESTS

1. CENTERLINE RADIUS LESS THAN 250': 110' RADIUS ON "A" STREET AT ENTRY
2. DEVIATION FROM COUNTY OF ORANGE STANDARD PLAN 1107 FOR REDUCED PARKWAY WIDTHS; NO SIDEWALKS TO BE PROVIDED PER THE RURAL CHARACTER THEME IDENTIFIED IN THE FOOTHILL/TRABUCO SPECIFIC PLAN.

LEGAL DESCRIPTION

A PORTION OF FRACTIONAL SECTION 32, TOWNSHIP 5 SOUTH, RANGE 7 WEST, SBBM.

STATEMENT OF OWNERSHIP

I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNER OF RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP.

REGISTERED PROFESSIONAL ENGINEER
DOUGLAS L. STALEY
NO. 38796
Exp. 3/31/13
CIVIL
STATE OF CALIFORNIA

DATE

DOUGLAS L. STALEY

DATE	3/28/12
W.O.	2703–15
GROSS AREA	113.7 AC.±
CONTOUR INTERVAL	2'
TOTAL LOTS	68 NUMBERED 21 LETTERED

DATE	REVISION	BY
--	--	--

PREPARED FOR:

Rutter Santiago, LP
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PLANNING • ENGINEERING • SURVEYING
Three Hughes • Irvine, CA 92618
FX: (949) 583-0759 • PH: (949) 583-1010

Saddle Crest
VESTING
TENTATIVE TRACT NO. 17388

TT 17388 WO: 2703-15 BIN: 252B RM: 269 DOC: 68284

F:\0569\Planning\SA_SaddleCrest\TTM\TTM-17388.dwg

Preliminary Building Envelope Map

APN 105-270-21
CLEVELAND NATIONAL FOREST
OPEN SPACE CONSERVATION

1207'±

1601'±

1711'±

APN 858-021-18
TRACT 14601 LOT "A"

LOT O
51.1 Ac.
(OPEN SPACE)

APN 858-011-10
(RAYMOND MILLS)

PER FOOTHILL/TRABUCO SPECIFIC PLAN

WILDLIFE CORRIDOR

1928'±

LOT Q
(Not a Building Site)
0.2 Ac.

LOT P
4.0 Ac.
(OPEN SPACE)

LOT T
0.4 Ac.

LOT L
1.1 Ac.

LOT R
1.1 Ac.

LOT U
0.8 Ac.

LOT E

LOT F
5.4 Ac.

LOT D

LOT B

LOT C

LOT H
1.3 Ac.

LOT J
2.8 Ac.

LOT A

LOT K
1.9 Ac.

LOT I
3.6 Ac.

LOT M
2.3 Ac.

LOT S
0.2 Ac.

LOT G
2.1 Ac.

RESERVOIR SITE
P=1478.0

1.4 Ac.
ACCESS ROAD

6' RTWL MAX.

"E" STREET

"D" STREET

"B" STREET

"A" STREET

"C" STREET

66
P=1383.0
PUMP STATION

656'±

470'±

2123'±

917'±

265'±

762'±

160'±

APN 858-011-03
(RAYMOND MILLS)

MILLS PROPERTY ACCESS ROAD

APN 858-021-13
(MATTHEWS)

APN 858-021-21

EXISTING 40' ACCESS AND UTILITY EASEMENT

EXISTING 15' ACCESS EASEMENT

COUNTRY HOME ROAD

EXISTING 20' ACCESS AND UTILITY EASEMENT

APN 858-021-22
(VAWSER)

APN 858-041-02
TRACT 11919
SANTIAGO CANYON ESTATES

PROPOSED 20' ACCESS EASEMENT

APN 801-011-14
(COUNTY OF ORANGE)

APN 801-011-13
(COUNTY OF ORANGE)

COUNTY OF ORANGE
CITY OF LAKE FOREST

SANTIAGO CANYON ROAD

RIDGELINE ROAD

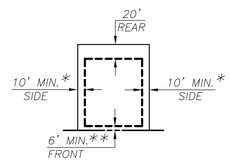
SLOPE VARIES

TRAIL

LEGEND

- PRELIMINARY BUILDING ENVELOPE
- REQUIRES NON-COMBUSTIBLE CONSTRUCTION
- FUEL MODIFICATION ZONE A

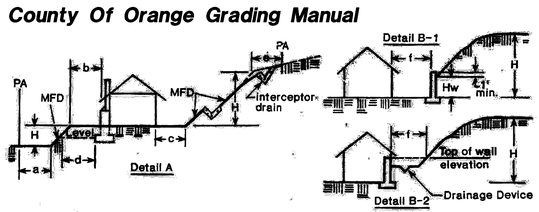
MAXIMUM ZONING SETBACKS



* 25' COMBINED BOTH SIDES.
** 20' AVERAGE FOR ALL RESIDENTIAL LOTS.

SLOPE SETBACKS

County Of Orange Grading Manual



Min. Setback from Adjacent Slope					
H(hgt) Feet	a	b	c	d	e
0<6	3'	7'	3'	5'	1'
6-14	5'	7'	H/2	H/2 5'min.	H/5
14-30	5'	H/2 10'max.	H/2	H/2 10'max.	H/5
+30	5'	10'	15'	10'	6'

Table A

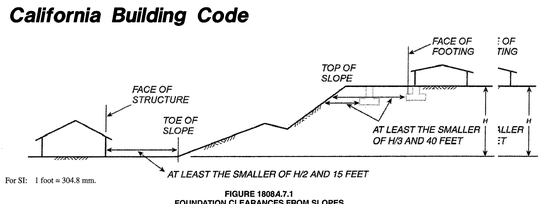
H(hgt.) Feet	Max. Hw	Min. Setback f
0-6	3'	3'min.
6-12	H/2	H/2
12-30	6'	H/2
+30	6'	15'

Table B

NOTES:

1. **PA means permit area boundary and/or property line; MFD means manufactured surface.**
2. **Setbacks shall also comply with applicable zoning regulations.**
3. **Table A applies to manufactured slopes and 2:1 or steeper natural slopes. Setbacks from natural slopes flatter than 2:1 shall meet the approval of the Building Official.**
4. **"b" may be reduced to less than 5' minimum if an approved drainage device is used; roof gutters and downspouts may be required.**
5. **"b" may be reduced to less than 5' if no drainage is carried on this side of structure and if roof gutters are included.**
6. **If the slope between "a" and "b" levels is replaced by a retaining wall, "a" may be reduced to zero and "b" remains as shown in Table A. The height of the retaining wall shall be controlled by zoning regulations.**
7. **"b" is measured from the face of the structure to the top of the slope.**
8. **"d" is measured from the lower outside edge of the footing along a horizontal line to the face of the slope. Under special circumstances "d" may be reduced as recommended in the approved soil report and approved by the Building Official.**
9. **"f" may be reduced if the slope is composed of sound material that is not likely to produce detritus and is recommended by the soil engineer or engineering geologist and approved by the Building Official.**
10. **"a" and "e" shall be 2' when PA coincides with arterial or local street right of way and when improved sidewalk is adjacent to right of way.**
11. **"e" shall be increased as necessary for interceptor drains.**

California Building Code



For SI: 1 foot = 304.8 mm.

FIGURE 1808A.7.1
FOUNDATION CLEARANCES FROM SLOPES

2010 CALIFORNIA BUILDING CODE

FOOTHILL/TRABUCO SPECIFIC PLAN
Upper Aliso Residential District Regulations

SITE DEVELOPMENT STANDARDS

FROM ANY FRONT OR SIDE PROPERTY LINE ABUTTING A STREET, THERE IS A 6' MINIMUM SETBACK. HOWEVER, AN AVERAGE MINIMUM SETBACK OF 20' SHALL BE PROVIDED FOR ALL BUILDING SITES INCLUDED IN EACH DEVELOPMENT PROPOSAL.
SIDE: 10' MINIMUM ON ONE SIDE, WITH A MINIMUM TOTAL OF 25' FOR BOTH SIDES.
REAR: 20' MINIMUM.

AUTOMATIC GARAGE DOOR OPENERS. WHERE THE FRONT SETBACK IS LESS THAN 20', AN AUTOMATIC GARAGE DOOR OPENER SHALL BE PROVIDED.

PANHANDLE SITE: 15' MINIMUM FROM ANY PROPERTY LINE.

PATIOS: NO ATTACHED OR DETACHED PATIO COVER SHALL BE LOCATED CLOSER THAN 10-FEET FROM THE PROPERTY LINE.

PROJECTIONS INTO REQUIRED SETBACKS. EAVES, CORNICES OUTSIDE STAIRCASES, BALCONIES OR OTHER SIMILAR ARCHITECTURAL FEATURES MAY PROJECT 3' ANY REQUIRED FRONT, REAR, OR SIDE SETBACK. HOWEVER, IN NO CASE SHALL THEY BE LOCATED CLOSER THAN 5' FROM A PROPERTY LINE.

ALTERNATIVE SETBACKS. ALTERNATIVE SETBACKS MAY BE APPROVED BY THE PLANNING COMMISSION, IN CONJUNCTION WITH AN AREA PLAN, SITE DEVELOPMENT PERMIT, OR USE PERMIT, IF IT IS DEMONSTRATED THAT THE ALTERNATIVE SETBACKS WILL RESULT IN SIGNIFICANTLY GREATER PROTECTION OF BIOLOGICAL RESOURCES OR NATURAL LANDFORMS THAN WOULD COMPLIANCE WITH THE BUILDING SETBACK REQUIREMENTS CONTAINED HEREIN.

BUILDING HEIGHT. 35' MAXIMUM PER ZONING CODE SECTION 7-9-129.

BUILDING SITE COVERAGE. MAXIMUM OF 40%

FENCES AND WALLS, MAXIMUM HEIGHT, SUBJECT TO THE RESOURCES OVERLAY COMPONENT (SECTION II.C).

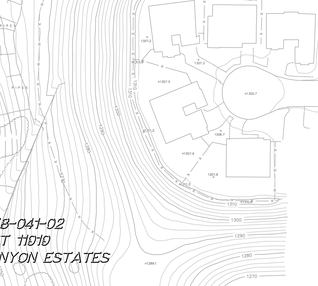
WITHIN AREAS WHERE MAIN BUILDINGS MAY BE CONSTRUCTED, THE DISTRICT BUILDING HEIGHT REGULATIONS SHALL APPLY.

WITHIN FRONT SETBACK AREAS. 3.5' MINIM, EXCEPT ON PANHANDLE LOTS WHERE THE MAXIMUM HEIGHT MAY BE 6' IF A 6' HIGH FENCE IS PERMITTED ON AN ABUTTING LOT WHEN SUCH AREA IS NOT ADJACENT TO A DRIVEWAY.

WITHIN OTHER SETBACK AREAS. THE MAXIMUM HEIGHT SHALL BE 6'.

RETAINING WALLS AND CRIB WALLS. THE ABOVE MAXIMUM HEIGHT LIMITS AND SETBACK REQUIREMENTS MAY BE WAIVED FOR RETAINING WALLS OR CRIB WALLS WHEN IT IS DEMONSTRATED THROUGH A SITE DEVELOPMENT PERMIT THAT ADDITIONAL LAND WILL BE PRESERVED IN ITS NATURAL STATE AS A RESULT OF UTILIZING SAID WALLS. HOWEVER, IN NO CASE SHALL THESE WALLS EXCEED TWENTY (20) FEET IN HEIGHT.

VICINITY MAP



MAP DATE IDENTIFIER
DATE OF "LATEST" CHANGE TO THIS MAP
3/28/12 BY: JAM
DATE OF THIS PLOT
03/29/12

NOTES

1. *BUILDING ENVELOPES SHOWN HEREUPON ARE PRELIMINARY AND ARE INTENDED TO REPRESENT THE APPROXIMATE BUILDABLE AREA FOR EACH RESIDENTIAL LOT IN CONSIDERATION OF APPLICABLE ZONING, GRADING, BUILDING AND FUEL MODIFICATION REGULATIONS.*
2. *PRELIMINARY BUILDING ENVELOPES SHOWN HEREON ARE SUBJECT TO CHANGE BASED ON THE PROJECT'S FINAL DESIGN (LOTTING, GRADING, RETAINING WALL LOCATIONS AND FUEL MODIFICATION).*
3. *FINAL BUILDING LOCATIONS SHALL BE SUBJECT TO AN APPROVED SITE DEVELOPMENT PERMIT.*
4. *FINAL BUILDING PLOTTINGS SHALL BE CONSISTENT WITH SITE DEVELOPMENT STANDARDS (UPPER ALISO RESIDENTIAL DISTRICT) FROM THE FOOTHILL/TRABUCO SPECIFIC PLAN SUMMARIZED HEREUPON.*
5. *SLOPE SETBACKS SHALL BE CONSISTENT WITH THE COUNTY OF ORANGE GRADING MANUAL, FIGURE 2 AND CALIFORNIA BUILDING CODE FOUNDATION CLEARANCE FROM SLOPES, FIGURE 1808A.7.1 SHOWN HEREUPON.*

RESIDENTIAL LOT SUMMARY

LOT NO.	GROSS SQ.FT	BUILDING ENVELOPE AREA (SQ.FT.)	LOT NO.	GROSS SQ.FT	BUILDING ENVELOPE AREA (SQ.FT.)
1	20,304	9,675	34	13,366	8,434
2	17,951	9,488	35	14,064	8,984
3	17,710	10,009	36	16,017	10,493
4	14,150	7,320	37	18,477	12,406
5	15,064	9,235	38	24,498	9,766
6	13,723	8,762	39	17,983	9,058
7	14,728	8,281	40	18,098	12,133
8	18,470	10,955	41	19,165	12,510
9	19,556	12,415	42	19,362	12,123
10	22,211	15,316	43	15,757	9,106
11	20,619	12,489	44	19,774	9,054
12	18,900	11,720	45	16,385	7,263
13	18,681	11,778	46	14,294	8,944
14	22,024	14,922	47	12,303	7,639
15	18,380	10,201	48	17,592	10,649
16	14,971	8,512	49	18,855	9,518
17	16,304	10,394	50	18,026	8,776
18	13,645	8,693	51	14,169	8,366
19	20,440	12,291	52	14,140	8,807
20	19,677	13,143	53	13,925	9,039
21	22,575	14,998	54	13,261	8,585
22	28,756	15,472	55	14,453	8,354
23	25,975	17,859	56	14,435	7,699
24	18,600	10,812	57	17,368	9,979
25	18,969	10,020	58	17,714	11,276
26	16,436	9,901	59	12,276	6,373
27	17,801	10,698	60	13,614	6,539
28	16,440	10,413	61	15,330	7,297
29	15,805	9,042	62	15,255	5,938
30	15,104	9,477	63	24,465	11,381
31	15,319	10,118	64	21,678	8,579
32	13,431	8,251	65	21,279	11,200
33	15,173	7,894	–	–	–
TOTAL LOT AREA		1,133,276 S.F./26.0 AC.			
AVERAGE LOT AREA		17,435 S.F.			
TOTAL ENVELOPE AREA		658,227 S.F./15.1 AC.			
AVERAGE ENVELOPE AREA		10,126 S.F.			

NOTE: LOT AREAS AND BUILDING ENVELOPES ARE APPROXIMATE AND SUBJECT TO CHANGE WITH FINAL MAPPING.

DATE	3/28/12
W.O.	2703-15
GROSS AREA	113.7 AC.±
CONTOUR INTERVAL	2'
TOTAL LOTS	68 NUMBERED 21 LETTERED

FEET
0 50 100 200
0 1/2 2
INCHES

PREPARED FOR:

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PRELIMINARY
BUILDING ENVELOPE MAP
SADDLE CREST HOMES
AREA PLAN (PA110027) &
VESTING TENTATIVE TRACT MAP NO. 17388

WO: 2703-15 BUILDING ENVELOPE EXHIBIT - TT 17388

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Oak Tree Exhibits

Oak Trees

Preserved Oak Woodlands (Count)

Saddle Crest Study Area

Proposed Offsite Water Line

262

112

8

86

Inset Map

PCR

N

100 0 100 200 300 Feet

Oak Trees

Source: Aerial Express, 2009;
Dudek, 2012;
PCR Services Corporation, 2012.

Oak Trees

Preserved Oak Woodlands (Count)

Saddle Crest Study Area

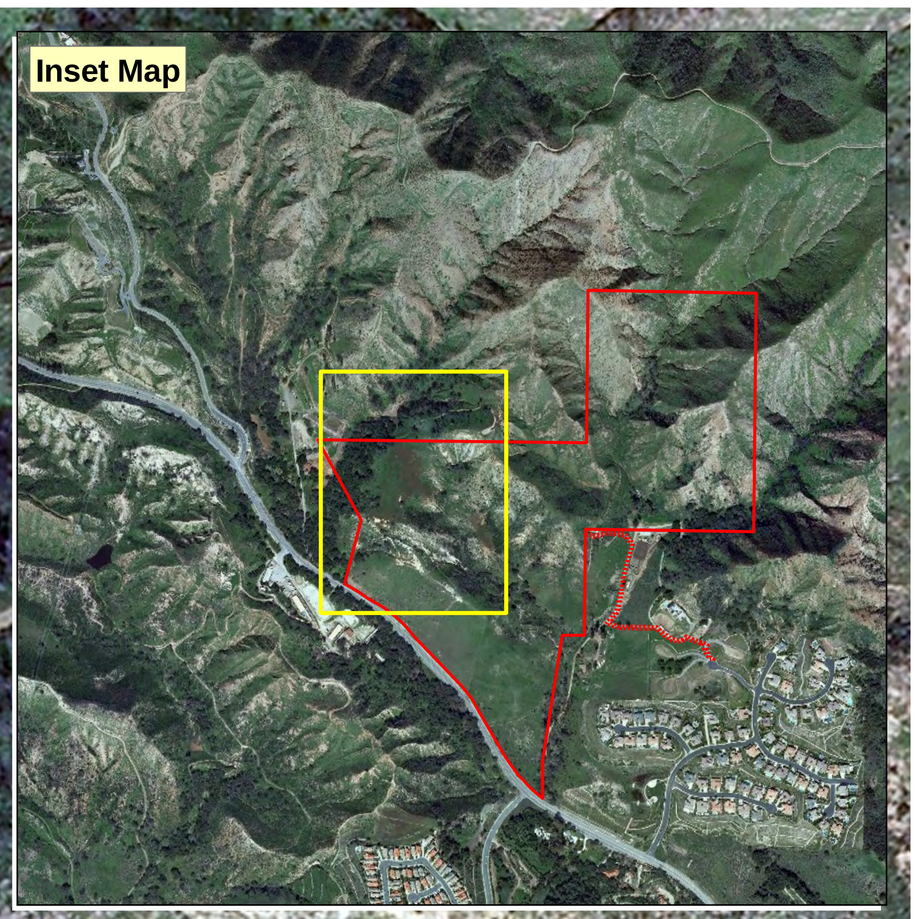
Proposed Offsite Water Line

Proposed Plan

Limit of Grading

OCFA Approved Fuel Modification Zone B

OCFA Approved Fuel Modification Zone C



262

P C R

N

40 0 40 80 120 Feet

Impacts to Oak Trees (Proposed Project)

Source: Aerial Express, 2009; Dudek, 2012; Hunsaker, 2012; PCR Services Corporation, 2012.

Inset Map

Oak Trees

Preserved Oak Woodlands (Count)

Saddle Crest Study Area

Proposed Offsite Water Line

Proposed Plan

Limit of Grading

OCFA Approved Fuel Modification Zone B

OCFA Approved Fuel Modification Zone C

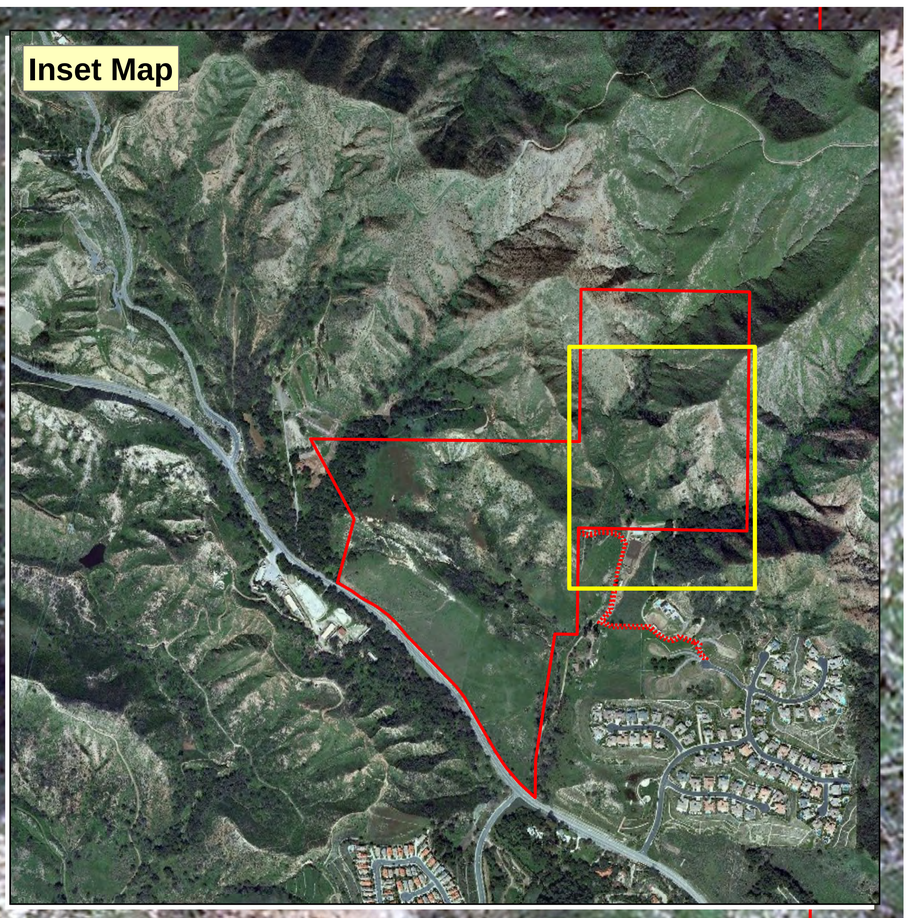
PCR

N

40 0 40 80 120 Feet

Impacts to Oak Trees (Proposed Project)

Source: Aerial Express, 2009; Dudek, 2012; Hunsaker, 2012; PCR Services Corporation, 2012.



112

8

86

Saddle Crest Study Area

Proposed Offsite Water Line

Oak Trees

Preserved Oak Woodlands (Count)

Proposed Plan

Limit of Grading

OCFA Approved Fuel Modification Zone B

OCFA Approved Fuel Modification Zone C

P C R

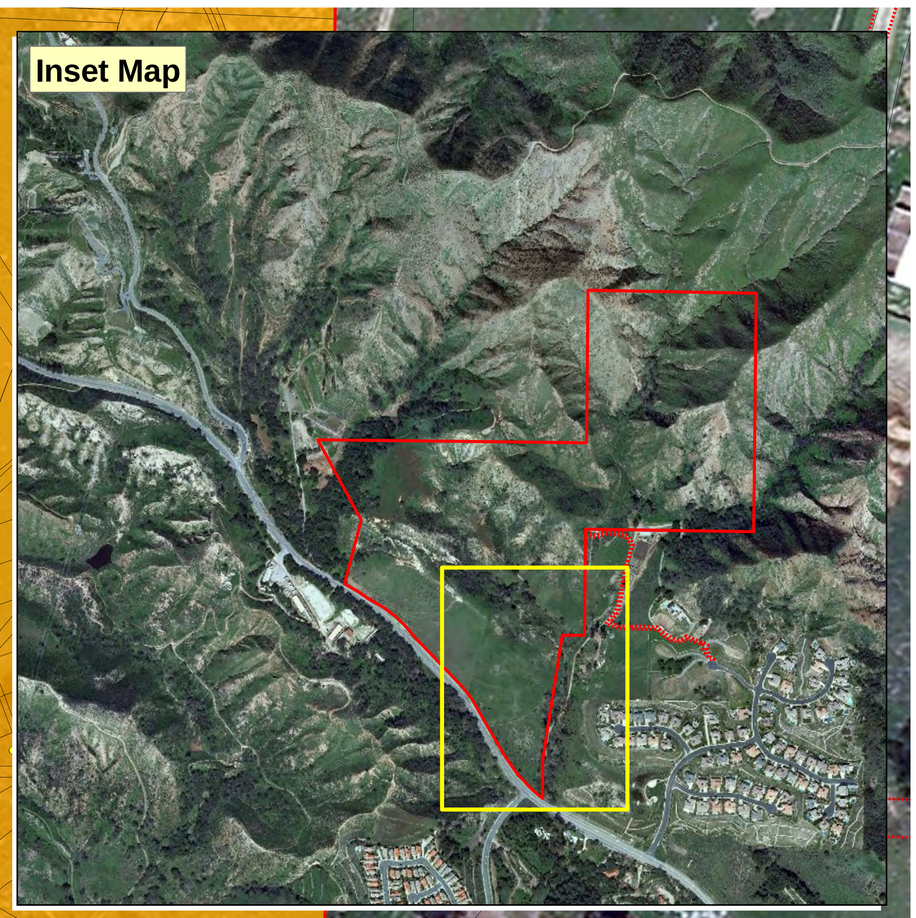
N

40 0 40 80 120 Feet

Impacts to Oak Trees (Proposed Project)

Source: Aerial Express, 2009;
Dudek, 2012; Hunsaker, 2012;
PCR Services Corporation, 2012.

Inset Map



Oak Trees

Preserved Oak Woodlands (Count)

Saddle Crest Study Area

Proposed Offsite Water Line

Proposed Plan

Limit of Grading

OCFA Approved Fuel Modification Zone B

OCFA Approved Fuel Modification Zone C

N

P C R

40 0 40 80 120 Feet

Impacts to Oak Trees (Proposed Project)

Source: Aerial Express, 2009; Dudek, 2012; Hunsaker, 2012; PCR Services Corporation, 2012.

Wildlife Corridor Exhibits

Inset Map

Limestone-Whiting Wilderness Park

Saddle Crest Study Area

Proposed Offsite Water Line

PCR Delineated Wildlife Corridor Extent

Foothill/Trabuco Specific Plan Wildlife Corridor

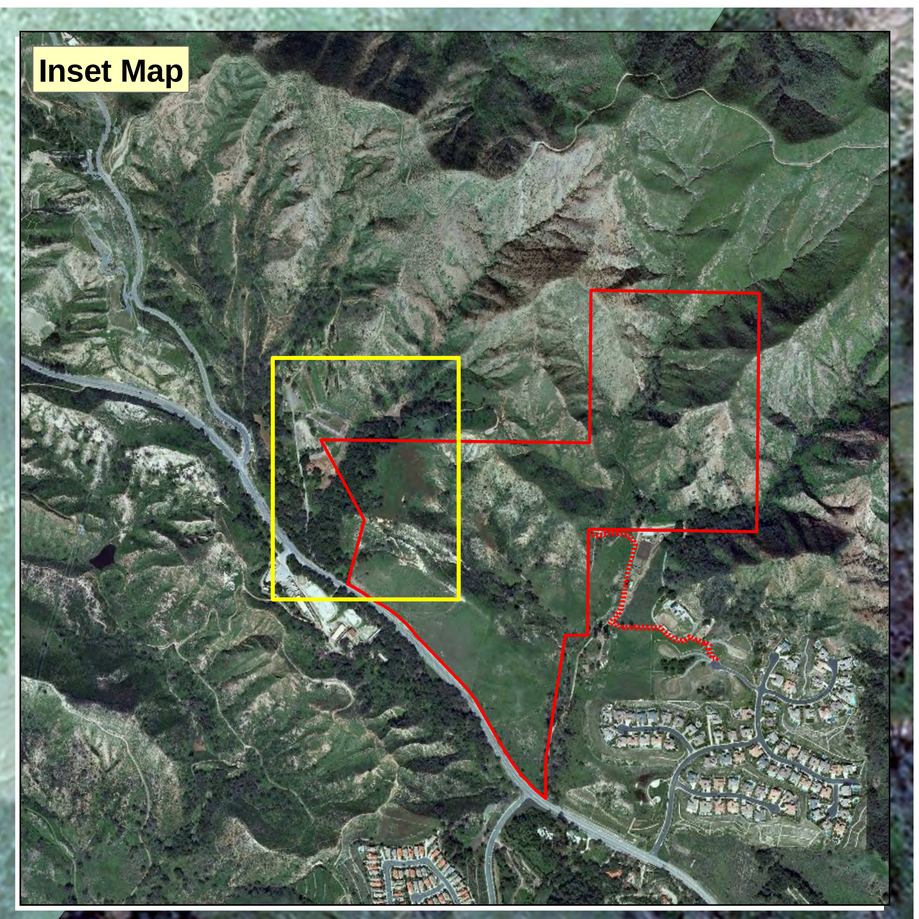
P C R

N

100 0 100 200 300 Feet

Wildlife Corridor

Source: Aerial Express, 2009;
Foothill/Trabuco Specific Plan (F/TSP), 1991;
PCR Services Corporation, 2012.



Saddle Crest Study Area

Proposed Offsite Water Line

PCR Delineated Wildlife Corridor Extent

Foothill/Trabuco Specific Plan Wildlife Corridor

Proposed Plan

Limit of Grading

OCFA Approved Fuel Modification Zone B

OCFA Approved Fuel Modification Zone C

Note: No tree canopy will be removed, and Fuel Modification Zone C will be subject only to periodic thinning of vegetation within the understory.

P C R

N

40 0 40 80 120 Feet

Impacts to Wildlife Corridor (Proposed Project)

Source: Aerial Express, 2009;Foothill/Trabuco Specific Plan (F/TSP), 1991; Hunsaker, 2012; PCR Services Corporation, 2012.

Conceptual Grading Plan

ESTIMATED EARTHWORK QUANTITIES:

		CUT		FILL	
Roadway Grading:					
Raw Volume	Estimated Total	650,000	CYS	250,000	CYS
	Long	400,000	CYS		
Building Pad Grading:		CUT		FILL	
Raw Volume	Estimated Total	450,000	CYS	850,000	CYS
	Short	400,000	CYS		
(Average Per Lot)		(6,923	CYS)	(13,077	CYS)
	Estimated Raw Volume Total	1,100,000	CYS	1,100,000	CYS

Remedial Grading:	CUT		FILL	
Remedial Removals in Fill Areas	280,000	CYS	280,000	CYS
Buttresses	225,000		225,000	
Pad Over-Excavation	260,000		260,000	
Street Over-Excavation	35,000		35,000	
Estimated Remedial Volume Total	800,000	CYS	800,000	CYS

	CUT		FILL	
ESTIMATED TOTAL EARTHWORK VOLUME	1,900,000	CYS	1,900,000	CYS

APN 105-270-21
CLEVELAND NATIONAL FOREST
OPEN SPACE CONSERVATION

LOT O
51.1 Ac.
(OPEN SPACE)

APN 858-011-10
(RAYMOND MILLS)

APN
858-021-18
TRACT
14501 LOT "A"

WILDLIFE CORRIDOR PER FOOTHILL/TRABUCO SPECIFIC PLAN

LOT Q
(Not a Building Site)
0.2 Ac.

LOT P
4.0 Ac.
(OPEN SPACE)

LOT T
0.4 Ac.

LOT L
1.1 Ac.

LOT R
1.1 Ac.

LOT U
0.8 Ac.

LOT E

LOT F
5.4 Ac.

LOT D

LOT B

LOT C

LOT H
1.3 Ac.

LOT J
2.8 Ac.

LOT K
19 Ac.

LOT A

LOT I
3.6 Ac.

LOT M
2.3 Ac.

LOT V
1.3 Ac.

LOT C
2.1 Ac.

LOT S
0.2 Ac.

68
1.4 Ac.
ACCESS ROAD

RESERVOIR SITE
P=1478.0

66
P=1383.0 PUMP STATION

SLOPE HT. 63'
SLOPE HT. 23'
SLOPE HT. 53'
SLOPE HT. 42'
SLOPE HT. 78'
SLOPE HT. 69'
SLOPE HT. 54'
SLOPE HT. 95'
SLOPE HT. 69'
SLOPE HT. 95'
SLOPE HT. 20'
SLOPE HT. 26'

"E" STREET
"D" STREET
"A" STREET
"C" STREET

MILLS PROPERTY ACCESS ROAD

APN 858-011-03
(RAYMOND MILLS)

EXISTING SCE ESMT.

COUNTY OF ORANGE / CITY OF LAKE FOREST

50' SCENIC CORRIDOR TO BE DEDICATED TO THE COUNTY OF ORANGE

SANTIAGO CANYON ROAD

APN 801-011-14
(COUNTY OF ORANGE)

APN 801-011-13
(COUNTY OF ORANGE)

APN 858-021-13
(MATTHEWS)

APN 858-021-21

APN 858-021-22
(VAWSER)

APN 858-041-02
TRACT 11010
SANTIAGO CANYON ESTATES

EXISTING 40' ACCESS AND UTILITY EASEMENT

EXISTING 20' ACCESS AND UTILITY EASEMENT

EXISTING 15' ACCESS EASEMENT

EXISTING 25' ACCESS & SEWER EASEMENT

PROPOSED 20' ACCESS EASEMENT

COUNTRY HOME ROAD

RIDGELINE ROAD

BOTTOM P=1262

BOTTOM P=1232

MICROPOS

FOREBAY

Sheet 2

Sheet 3

Sheet 4

AREA OF DISTURBANCE

	AREA	% OF PROJECT SITE
GRADING* ENVELOPE	58.0 AC.	51%
FUEL MODIFICATION BEYOND GRADING ENVELOPE	4.2 AC.	4%
TOTAL	62.2 AC.	55%

*DEFINED BY APPROXIMATE LIMITS OF REMEDIAL GRADING.

LEGEND:

- REMEDIAL GRADING LIMITS
- P=XXXX.X — PAD ELEVATION
- (XX) — LOT NUMBER
- X.XX% — STREET GRADE RATE
- XXXX.X — STREET ELEVATION
- SLOPE HT. XX' — APPROXIMATE SLOPE HEIGHTS
- FUEL MODIFICATION ZONE B
- FUEL MODIFICATION ZONE C

FEET
0 50 100 200
0 1/2 1 2
INCHES

MAP DATE IDENTIFIER
DATE OF LATEST CHANGE BY THIS MAP
3/28/12 BY: JAM
DATE OF THIS PLOT
03/29/12

PREPARED FOR:

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CONCEPTUAL GRADING PLAN
SADDLE CREST HOMES
AREA PLAN (PA110027) &
VESTING TENTATIVE TRACT MAP NO. 17388

Sheet 1 of 4

WO: 2703-15

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APN 858-011-10
(RAYMOND MILLS)

PER FOOTHILL/TRABUCO SPECIFIC PLAN
WILDLIFE CORRIDOR

LOT Q
(Not a Building Site)
0.2 Ac.

LOT P
4.0 Ac.
(OPEN SPACE)

SLOPE HT. 63'

LOT T
0.4 Ac.

6' RTWL MAX.

LOT L
1.1 Ac.

10' FUEL MOD MAINTENANCE ACCESS

68
1.4 Ac.

ACCESS ROAD

LOT R
1.1 Ac.

SLOPE HT. 42'

LOT E

MILLS PROPERTY ACCESS ROAD

APN 858-011-03
(RAYMOND MILLS)

EXISTING 1' S.C.E. ESMT.

COUNTY OF ORANGE
CITY OF LAKE FOREST

SLOPE HT. 78'

LOT B

LOT C

"D" STREET

"B" STREET

"A" STREET

SLOPE HT. 34'

LOT K
1.9 Ac.

SLOPE HT. 69'

LOT J
2.8 Ac.

LOT A

SANTIAGO CANYON ROAD

APN 601-011-14
(COUNTY OF ORANGE)

Sheet 2

KEY MAP

LEGEND:

- REMEDIAL GRADING LIMITS
- P=XXXX.X — PAD ELEVATION
- XX — LOT NUMBER
- X.XX% — STREET GRADE RATE
- XXXX.X — STREET ELEVATION
- SLOPE HT. XX' — APPROXIMATE SLOPE HEIGHTS
- FUEL MODIFICATION ZONE B
- FUEL MODIFICATION ZONE C

FEET
0 20 40 80
0 1/2 1 2
INCHES

MAP DATE IDENTIFIER
DATE OF LAST CHANGE TO THIS MAP
3/28/12 BY: JAM
DATE OF THIS PLOT
03/29/12

PREPARED FOR:

Rutter Santiago, LP
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CONCEPTUAL GRADING PLAN
SADDLE CREST HOMES
AREA PLAN (PA110027) &
VESTING TENTATIVE TRACT MAP NO. 17388

Sheet 2 of 4

WO: 2703-15

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SLOPE HT. 23'

RESERVOIR SITE P=1478.0

6 RTWL MAX.

SLOPE HT. 53'

LOT U
0.8 Ac.

"E" STREET

LOT F
4 Ac.

LOT D

LOT H
1.3 Ac.

"C" STREET

LOT G
2.1 Ac.

SLOPE HT. 93'

15' WATER ESMT.

25' S.D. & SEWER ESMT.

EXISTING 5' INGRESS & EGRESS ESMT.

EXISTING 20' ACCESS AND UTILITY ESMT.

EXISTING 20' ACCESS AND UTILITY EASEMENT

EXISTING 40' ACCESS AND UTILITY EASEMENT

EXISTING 15' ACCESS EASEMENT

APN 858-021-13
(MATTHEWS)

COUNTRY HOME ROAD

BRUSH

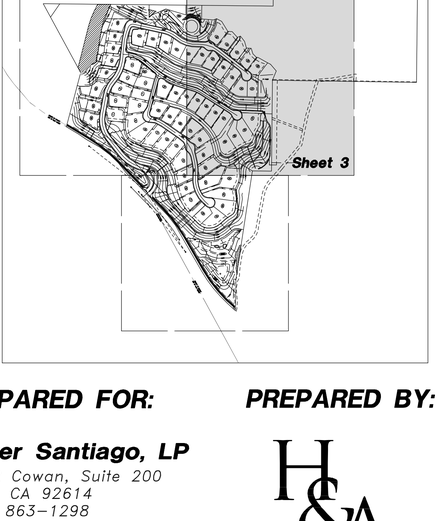
DENSE TREES

TREES

LEGEND:

- REMEDIAL GRADING LIMITS
- P=XXXX.X — PAD ELEVATION
- XX — LOT NUMBER
- X.XX% — STREET GRADE RATE
- XXXX.X — STREET ELEVATION
- SLOPE HT. XX' — APPROXIMATE SLOPE HEIGHTS
- FUEL MODIFICATION ZONE B
- FUEL MODIFICATION ZONE C

KEY MAP



FEET
0 20 40 80
0 1/2 2
INCHES

MAP DATE IDENTIFIER
DATE OF LATEST CHANGE ON THIS MAP
3/28/12 BY: JAM
DATE OF THIS PLOT
03/29/12

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Sheet 3 of 4

WO: 2703-15

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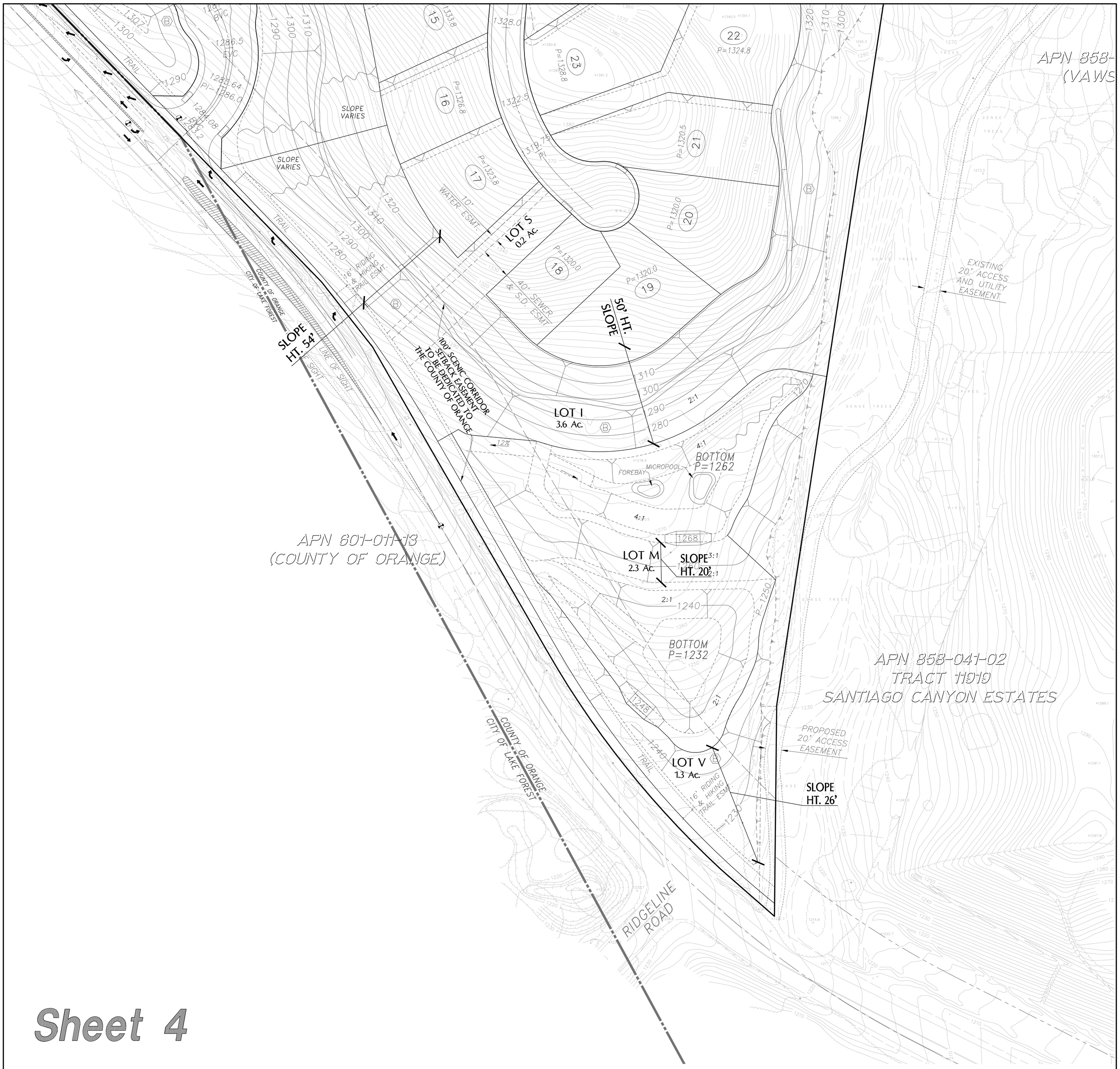

Sheet 4

KEY MAP

LEGEND:

- P=XXXX.X — PAD ELEVATION
- XX — LOT NUMBER
- X.XX% — STREET GRADE RATE
- XXXX.X — STREET ELEVATION
- SLOPE HT. XX' — APPROXIMATE SLOPE HEIGHTS

FEET
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Sheet 4 of 4

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Preliminary Landscape Plan

SADDLE CREST

TENTATIVE TRACT NO. 17388
TRABUCO CANYON, CALIFORNIA

PRELIMINARY LANDSCAPE PLAN

LANDSCAPE LEGEND:

FUEL MOD ZONE A - IRRIGATED STRUCTURE SETBACK ZONE
ZONE A AREA SHALL BE MAINTAINED BY PROPERTY OWNER. ZONE A SHALL BE ENTIRELY ON GRADED PAD OF LOT.

FUEL MOD ZONE B - IRRIGATED LANDSCAPE ZONE
ZONE B SHALL BE PERMANENTLY IRRIGATED, FULLY LANDSCAPE WITH APPROVED DROUGHT TOLERANT, DEEP ROOTED, MOISTURE RETENTIVE MATERIAL. THIS ZONE SHALL BE PLANTED WITH CONTAINER SHRUB MATERIAL AND HYDROSEEDED AS INDICATED ON LEGEND WITH A NATIVE AND/OR DROUGHT TOLERANT GROUND COVER SEED MIX.
ZONE B SHALL BE MAINTAINED BY HOA.

FUEL MOD ZONE C - NON-IRRIGATED THINNING ZONE
ZONE C REQUIRES THE REMOVAL OF ALL DEAD AND DYING VEGETATION AND THE REMOVAL OF ALL UNDESIRABLE SPECIES PER OCFA ATTACHMENT 7. SPECIMEN SHRUBS AND TREES SHALL BE RETAINED AS DIRECTED BY THE OWNER'S REPRESENTATIVE BUT MUST BE THINNED A MINIMUM OF 50% INCLUDING REMOVAL OF ALL LOW HANGING FOLIAGE (3x) THREE TIMES THE HEIGHT OF THE UNDERSTORY SHRUBS OR (10) TEN FEET WHICHEVER IS GREATER, ALONG WITH DEAD OR BROKEN BRANCHES. ALL ACCUMULATED PLANT DEBRIS ON THE GROUND SHALL BE REMOVED.
ZONE C SHALL BE MAINTAINED BY HOA.

COMMUNITY LANDSCAPE AREA
MAINTAINED BY THE HOA WITH COMMON IRRIGATION SYSTEM PROVIDED. ALL PLANT MATERIAL WITHIN THIS AREA SHALL BE NATIVE AND/OR DROUGHT TOLERANT FROM FTSP PLANT PALETTE.

HOMEOWNER MAINTAINED LANDSCAPE AREA
MAINTAINED BY THE PRIVATE HOMEOWNER. GRADED SLOPE AREAS ON HOMEOWNWER'S LOT

WATER QUALITY CONTROL BASIN LANDSCAPE AREA
MAINTAINED BY THE HOA. ALL PLANT MATERIAL WITHIN THIS AREA SHALL BE RIPARIAN NATIVES AND FROM APPROVED OCFA PLANT PALETTE.

COMMUNITY ENTRY LANDSCAPE AREA
ENHANCED LANDSCAPING WITH SPECIMEN TREES, STONE MONUMENT WALLS AND COMMUNITY SIGNAGE. PART OF OVERALL COMMUNITY LANDSCAPE MAINTAINED BY HOA.

NATURAL RECEIVER AREAS
OAK TREE RESTORATION AREAS OUTSIDE OF SITE DEVELOPMENT AREAS AS PROPOSED IN THE OAK TREE MANAGEMENT AND PRESERVATION PLAN. MAINTAINED BY THE HOA.

PRESERVATION AREAS
PROTECTION OF EXISTING OAK TREE GROVES AS PROPOSED IN THE OAK TREE MANAGEMENT AND PRESERVATION PLAN.

ESTABLISHMENT AREAS
ESTABLISHMENT OF NEW OAK TREE PLANTING AS PROPOSED IN THE OAK TREE MANAGEMENT AND PRESERVATION PLAN.

ACCESS POINT
FUEL MODIFICATION WALK-IN ACCESS POINT (A 5' NON-COMBUSTIBLE TUBULAR STEEL GATE WILL ONLY BE PROVIDED WHERE NECESSARY). 500' MINIMUM DISTANCE BETWEEN ACCESS POINTS AT FUEL MODIFICATION ZONES.

RADIANT HEAT WALLS
SEE FUEL MODIFICATION PLAN SECTIONS

FUEL MODICATION ZONE MARKERS
4 FT MINIMUM OR 2 FT ABOVE MATURE PLANT- GALVANIZED POST with 2" X 3" ZONE INDICATOR

PRELIMINARY PLANT PALETTE

BOTANICAL NAME	COMMON NAME	ZONE
TREES		
ACACIA MELANOXYLON	BLACK ACACIA	LA
ALNUS RHOMBIFOLIA	WHITE ALDER	LA
ALOE ARBORESCENS	TREE ALOE	LA
ARBUTUS MENZIESII	MADRONE	LA
CERCIS OCCIDENTALIS	WESTERN REDBUD	FM/LA
GLEDITSIA TRIACANTHOS	HONEY LOCUST	LA
JUGLANS CALIFORNICA	CALIFORNIA BLACK WALNUT	FM
LAGUNARIA PATERSONII	PRIMROSE TREE	FM/LA
LYONOTHAMNUS FLORIBUNDUS	CATALINA IRONWOOD	FM/LA
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	FM/LA
POPULUS FREMONTII	WESTERN COTTONWOOD	LA
QUERCUS AGRIFOLIA	COAST LIVE OAK	FM/LA
QUERCUS BERBERIDIFOLIA	SCRUB OAK	FM/LA
SAMBUCUS MEXICANA	MEXICAN ELDERBERRY	FM
UMBELLULARIA CALIFORNICA	CALIFORNIA BAY LAUREL	FM
SHRUBS		
ARCTOSTAPHYLOS URA-URSI 'Point Reyes'	POINT REYES MANZANITA	FM/LA
BACCHARIS PILULARIS ssp CONSANGUINEA	CHAPARRAL BROOM	FM
BOUGAINVILLEA SPECTABILIS	BOUGAINVILLEA	LA
CEANOTHUS GLORIOSUS 'POINT REYES'	POINT REYES CEANOTHUS	FM/LA
ENCELIA CALIFORNICA	COAST SUNFLOWER	FM
ERIOPHYLLUM CONFERTIFLORUM	GOLDEN YARROW	FM
FREMONTONDENDRON CALIFORNICUM	CALIFORNIA FLANNELBUSH	LA
HELIANTHEMUM SCOPARIUM	RUSH ROSE	FM/LA
HETEROMELES ARBUTIFOLIA	TOYON	FM/LA
KECKIELLA CORDIFOLIA	HEART-LEAF PENSTEMON	FM/LA
MALACOTHAMNUS FASCICULATUS	CHAPARRAL MALLOW	FM
PLUMBAGO AURICULATA	CAPE PLUMBAGO	LA
PRUNUS ILICIFOLIA ssp ILICIFOLIA	HOLLYLEAF CHERRY	FM/LA
IRIS SPP	IRIS	LA
RHAMNUS CALIFORNICA	CALIFORNIA COFFEEBERRY	FM/LA
RHAMNUS CALIFORNICA 'EVE CASE'	EVE CASE COFFEEBERRY	FM/LA
RHUS INTEGRIFOLIA	LEMONADE BERRY	FM/LA
RHUS OVATA	SUGARBUSH	FM
RIBES SPECIOSUM	FUCHSIA FLOWERING GOOSEBERRY	FM/LA
ROMNEYA COULTERI	MATILIJA POPPY	FM/LA
TRICHOSTEMA LANATUM	WOOLLY BLUE CURLS	FM/LA
YUCCA WHIPPLEI	YUCCA	FM
GROUNDCOVERS		
ARCTOSTAPHYLOS UVA-URSI 'POINT REYES'	POINT REYES BEARBERRY	FM/LA
CAMISSONIA CHEIRANTHIFOLIA	BEACH EVENING PRIMROSE	FM
CEANOTHUS G/H 'YANKEE POINT'	YANKEE POINT CEANOTHUS	FM/LA
COLLINSIA HETEROPHYLLIA	CHINESE HOUSES	FM
DUDLEYA LANCEOLATA	LANCE-LEAVED DUDLEYA	LA
ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	FM/LA
FRAGARIA CHILOENSIS	SAND STRAWBERRY	LA
LASTHENIA CALIFORNICA	CALIFORNIA GOLDFIELDS	FM/LA
LONICERA SUBSPICATA	CHAPARRAL HONEYSUCKLE	LA
LUPINUS BICOLOR	LINDLEY LUPINE	FM/LA
NASSELLA (STIPA) LEPIDA	FOOTHILL NEEDLEGRASS	FM/LA
NASSELLA (STIPA) PULCHRA	PURPLE NEEDLEGRASS	FM/LA
OPUNTIA LITTORALIS	PRICKLY PEAR	FM/LA
PENSTEMON HETEROPHYLLUS	FOOTHILL PENSTEMON	LA
SISYRINCHIUM BELLUM	BLUE-EYED GRASS	FM/LA

NOTE:
ALL PLANTS ARE FROM THE FOOTHILL/TRABUCO CANYON SPECIFIC PLAN APPROVED PLANT LIST AND ADHERES TO THE REQUIREMENTS OF THE APPROVED FUEL MODIFICATION PLAN.

TREE MANAGEMENT & PRESERVATION PLAN: MITIGATION TREES

BOTANICAL NAME	COMMON NAME
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE
QUERCUS AGRIFOLIA	COAST LIVE OAK

IRRIGATION CONCEPT STATEMENT:

THE IRRIGATION SYSTEM SHALL BE PROVIDED FOR ALL HOA MAINTAINED LANDSCAPE AREAS INCLUDING MANUFACTURED SLOPES, RETENTION BASIN, SANTIAGO CANYON ROAD STREETSCAPE AND PROJECT ENTRY AREA. THE IRRIGATION SYSTEM SHALL BE FULLY AUTOMATIC AND CONTROLLED BY WEATHER-BASED "SMART" CONTROLLERS, WATER CONSERVATION PRINCIPALS SHALL BE INCORPORATED INTO THE DESIGN BY UTILIZING LOW PRECIPITATION RATE SPRINKLERS, RAIN SHUT-OFF DEVICES AND HYDROZONE VALVE CIRCUITING.

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MAR. 29, 2012

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